



CITY OF
**VIRGINIA
BEACH**

Board of Zoning Appeals
March 4, 2026

Kevin Newton, Chairman
Robert Thornton, Vice Chairman
Myles Pocta, Secretary

City Staff:
Hannah Sabo, Zoning Administrator
Victoria Eisenberg, City Attorney

A Board of Zoning Appeals public hearing is scheduled for 2:00 p.m. **Wednesday, March 4, 2026**, on the second floor of City Hall (Council Chambers, Building #1, 2401 Courthouse Drive).

Informal discussions and staff briefings will occur at 1:00 p.m. in room 2034 of Building #1. All interested parties are invited to observe the 1:00 p.m. informal meeting and/or the 2:00 p.m. public hearing.

Please visit <https://virginiabeach.gov/BZA> or call (757) 385-8074 for more details.

AGENDA:

- A. Comments from Board Chair and/or zoning staff (1:00 p.m. to 2:00 p.m.)
- B. Review of public hearing cases and staff briefing (1:00 p.m. to 2:00 p.m.)
- C. Public hearing (2:00 p.m. to finish / variance cases typically called in order by case number)

AGENDA CASES

- **Case 2025-BZA-00098** (*variance request*)
Applicant: Steier Revocable Trust (*property owner*)
Representative: Billy Garrington of GPC, Inc. (*consultant*)
Address: 2425 Windward Shore Drive
Request: Variances to the required yards for a proposed single-family dwelling.
- **Case 2025-BZA-00102** (*variance request*)
Applicants: John L. and Kathleen M. Bilisoly (*property owners*)
Representative: John L. and Kathleen M. Bilisoly (*property owners*)
Address: 116 88th Street
Request: Variances to the required yards for a proposed building addition.
- **Case 2025-BZA-00104** (*variance request*)
Applicant: C and C Development Company, Inc. (*contract purchaser*)
Representative: R. Edward Bourdon, Jr. (*attorney*)
Address: 2237 Powhatan Avenue
Request: Variances to the required yards for a proposed single-family dwelling.
- **Case 2025-BZA-00105** (*variance request*)
Applicant: Hang Ten Holdings, LLC. (*property owner*)
Representative: R. Edward Bourdon, Jr. (*attorney*)
Address: 8300 Ocean Front Avenue
Request: Variances to the required yards, impervious surface cover, and landscaping requirements for a proposed single-family dwelling and boundary wall.

- **Case 2025-BZA-00097** (*appeal*)

Applicant: Andy Caravas (*appellant*)

Representative: Andy Caravas (*appellant*)

Address: 812 Atlantic Avenue

Nature of Appeal: Appeal a zoning administrator, or designee, notice of violation dated November 5, 2025, regarding excess window signage, excess wall signage, string lights in windows, and changeable copy signage.

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CASE: 2025-BZA-00098 - Steier Revocable Trust
HEARING DATE: March 4, 2026
TO: Chairman, Board of Zoning Appeals
FROM: Wilissa Blair-Miller, Planner III

ADDRESS ASSOCIATED WITH VARIANCE REQUEST:

2425 Windward Shore Drive

REPRESENTATIVE:

Billy Garrington of GPC, Inc.

VARIANCE REQUEST(S) (ABBREVIATED):

Variances to the required yards for a proposed single-family dwelling.

VARIANCE REQUEST(S) (DETAILED):

The following variances are requested pursuant to Article 5, Section 502(a) of the City Zoning Ordinance:

FRONT YARD ADJACENT TO WINDWARD SHORE DRIVE (NORTH): A front yard setback variance to 42 feet instead of 50 feet as required for the construction of a single-family dwelling.

SIDE YARD ADJACENT TO WINDWARD SHORE CIRCLE (EAST): A side corner setback variance to 26 feet instead of 30 feet as required for the construction of a single-family dwelling.

GEOGRAPHIC PARCEL INFORMATION NUMBERS (GPIN):

1499-98-2231

LOT AREA:

- Overall area: 23,388 square feet (.53 acres) (per BZA exhibit)
- Area outside water, wetlands, marsh: 20,797 square feet (.47 acres) (per BZA exhibit)

AICUZ:

Less than 65 decibels

REGULATORY WATERSHED AND FLOOD ZONE:

- Chesapeake Bay Preservation Area (Resource Protection Area)
- AE (1% annual chance flood hazard) and X (area determined to be outside the 500-year flood)

Note: The Chesapeake Bay Board approved the proposed improvements to the property on December 18, 2025 (City record number 2024-CBPA-00044).

VOTING DISTRICT:

District 8

PREVIOUS BOARD OF ZONING APPEALS VARIANCE(S):

None found

EXISTING LAND USE, ORIGINAL BUILD DATE, ZONING DISTRICT, STRATEGIC GROWTH AREA:

- Single-family (built in 1984) (to be demolished)
- R-20 (Residential District)
- Not in a Strategic Growth Area

SURROUNDING LAND USES/ZONING DISTRICTS:

- North: Residential (single-family), R-20
- South: Waterway (Broad Bay) and Residential (single-family), R-20
- East: Residential (single-family), R-20
- West: Waterway (Broad Bay) and Residential (single-family), R-20

EXISTING CONDITIONS:

- N/A (existing home to be demolished)

EXTENT OF PROJECT:

Single-family dwelling (variance requested)

Proposed single-family dwelling located 42 feet from the front property line instead of 50 feet as required and 26 feet from the side property line adjacent to a street instead of 30 feet as required.

BACKGROUND INFORMATION:

According to City records, the subject lot was recorded by plat on September 3, 1958 (map book 45 at page 37).

The applicant is requesting a variance to allow a proposed single-family dwelling to be located within the required front yard and side yard adjacent to a street.

The subject parcel sits at the intersections of Windward Shore Drive and Windward Shore Circle. As a result, the property is considered a corner lot, with the parcel boundary along Windward Shore Drive defined as the front property line.

The lot meets the current minimum required lot area of 20,000 square feet or more outside water, wetlands, or marsh; however, it does not meet the current minimum required lot width of 110 feet adjacent to Windward Shore Drive. Instead, the existing width is only 73.74 feet, which is 36.26 feet less than current standards. Due to the age of the parcel, this lot width deficiency is legally non-conforming.

While residential corner lots are certainly not unique, an argument could be made that the subject lot is distinct due to its substandard lot width and atypically configured boundary lines. After all, the subject lot forms an almost arrow shape, which is in stark contrast to a standard box or rectangle corner lot. Such an unusual shape causes building design challenges not generally faced by standard shaped corner lots.

In addition to the substandard lot width and challenging lot shape, the subject property also faces environmental hurdles. Specifically, the parcel falls within the Resource Protection Area (RPA) portion of the overall Chesapeake Bay Preservation Area (CBPA). For clarity, the RPA consists of a 100-foot protection buffer within the CBPA and is comprised of two distinct sub-buffers, a 50-foot-wide landward buffer and a 50-foot-wide seaward buffer. Because heightened land disturbance regulations are associated with the seaward buffer, limiting disturbances within that area is a priority. In this instance, the proposed home was notably positioned outside the heavily regulated seaward buffer; however, the positioning of the home had to be placed within the required front and side corner yards to accomplish this. In other words, the building footprint was shifted 'forward' to ensure it remained outside the seaward buffer, but doing so caused it to encroach in the required yards.

Ultimately, the proposed location of the home seems appropriate given the challenges associated with the property.

KEY CONSIDERATIONS:

- The variance request seems reasonable given the challenging physical conditions associated with the subject property.

LETTERS OF SUPPORT AND OPPOSITION (*final count to be determined on hearing date*):

- Letters of Support: 0
- Letters of Opposition: 0

APPLICANT STATED HARDSHIP:

“We respectfully request a variance to the front yard setback requirement in order to reposition the proposed residence forward on the lot. This adjustment is essential to remove the home from the Chesapeake Bay’s 50-foot Seaward Resource Protection Area, thereby protecting sensitive coastal resources while meeting environmental constraints.

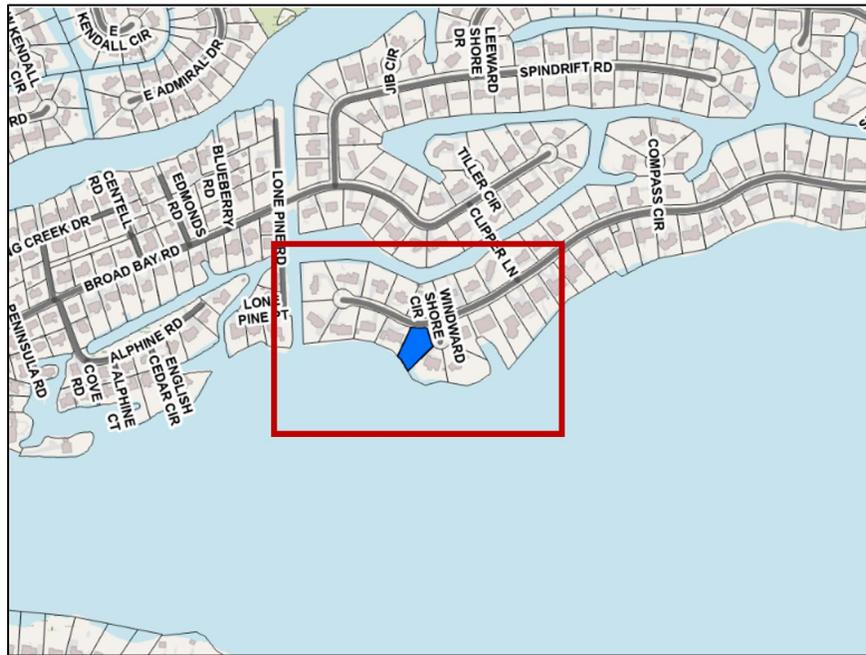
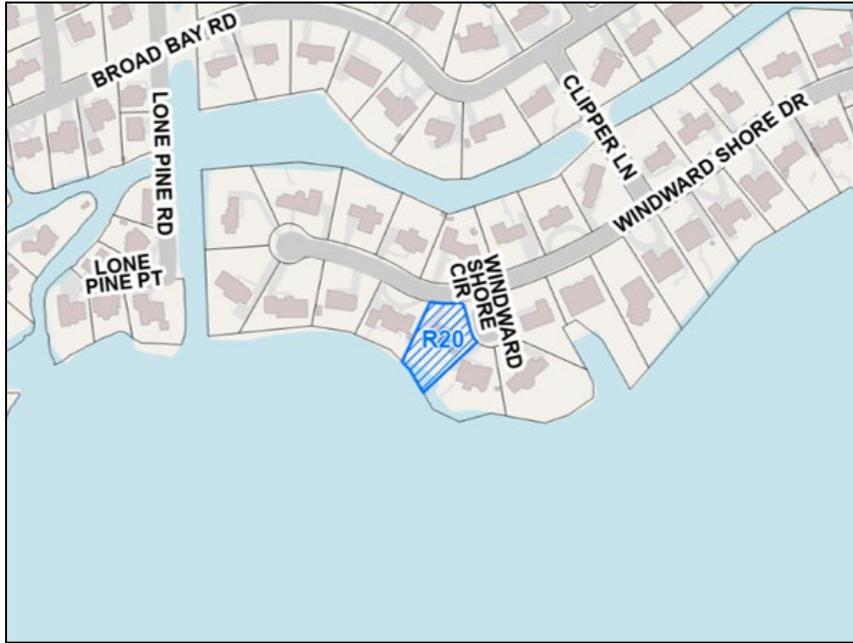
Relocating the structure also advances the City’s Coastal Resiliency objectives by removing the home from the existing flood zone, elevating finished floor heights to address potential sea level rise, and incorporating design measures that safeguard against future flooding.

Granting this variance will allow the project to align with both zoning intent and long-term resiliency planning, ensuring the residence is responsibly sited for environmental protection and public safety.”

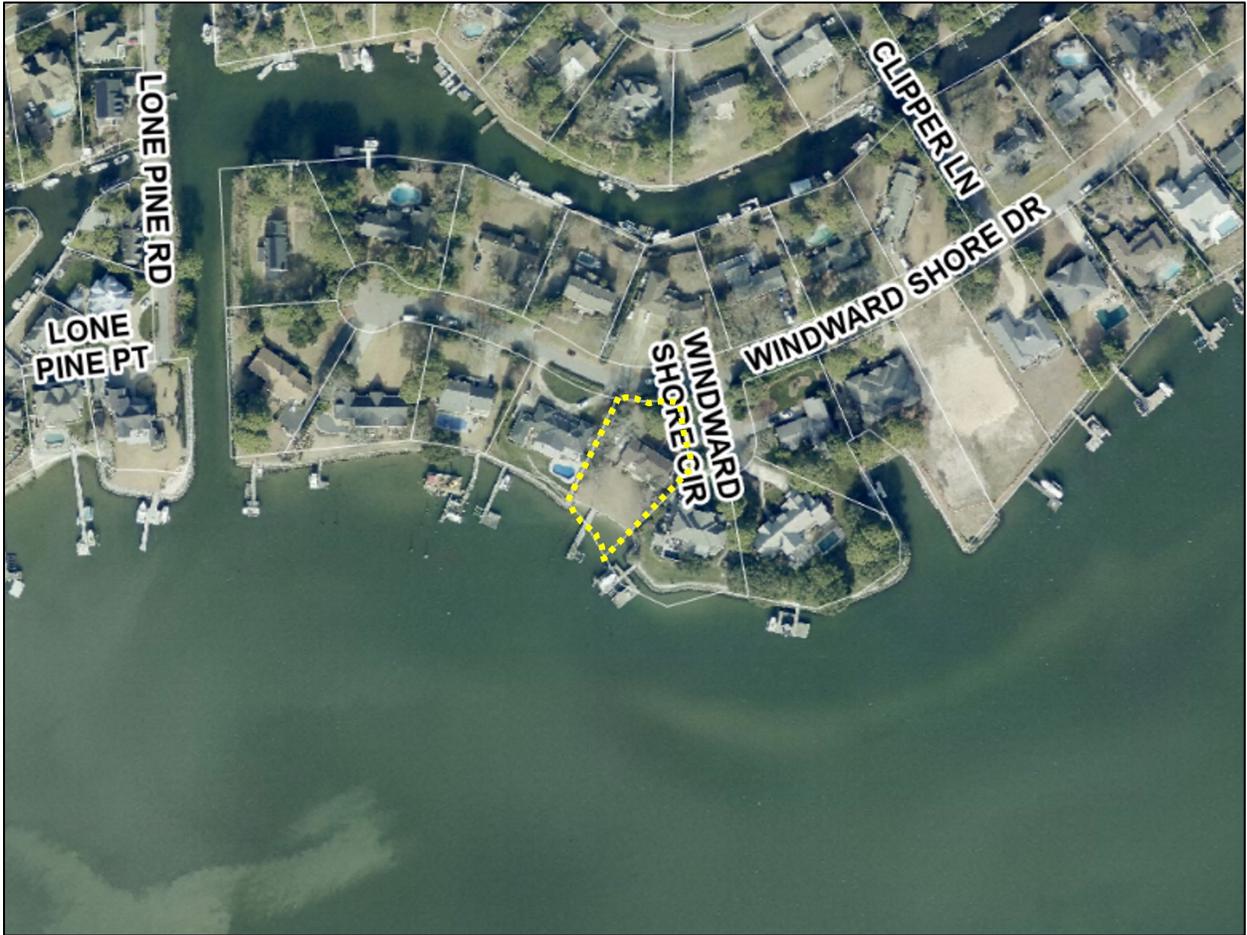
RECOMMENDED CONDITIONS IF APPROVED:

1. The proposed improvements shall be constructed in substantial conformance to the City staff modified and marked exhibit titled, "Single Family Site Plan Exhibit," dated November 25, 2025/December 1, 2025, and prepared by WPL Landscape Architecture, Surveying, and Engineering (shown as *Exhibit A* in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall not prohibit improvements to the subject property that otherwise comply with minimum requirements of the City Zoning Ordinance. The Zoning Administrator has the right to interpret substantial conformance with the Board approved plan, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
2. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, laws, judgements, encroachments or other encumbrances to title affecting the subject property, shown or not, on the approved exhibit in this staff report (i.e., *Exhibit A*). Approval of this application does not annul, interfere with, or invalidate such matters.
3. All applicable permits associated with the subject improvements shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority.

LOCATION MAPS:



AERIAL:



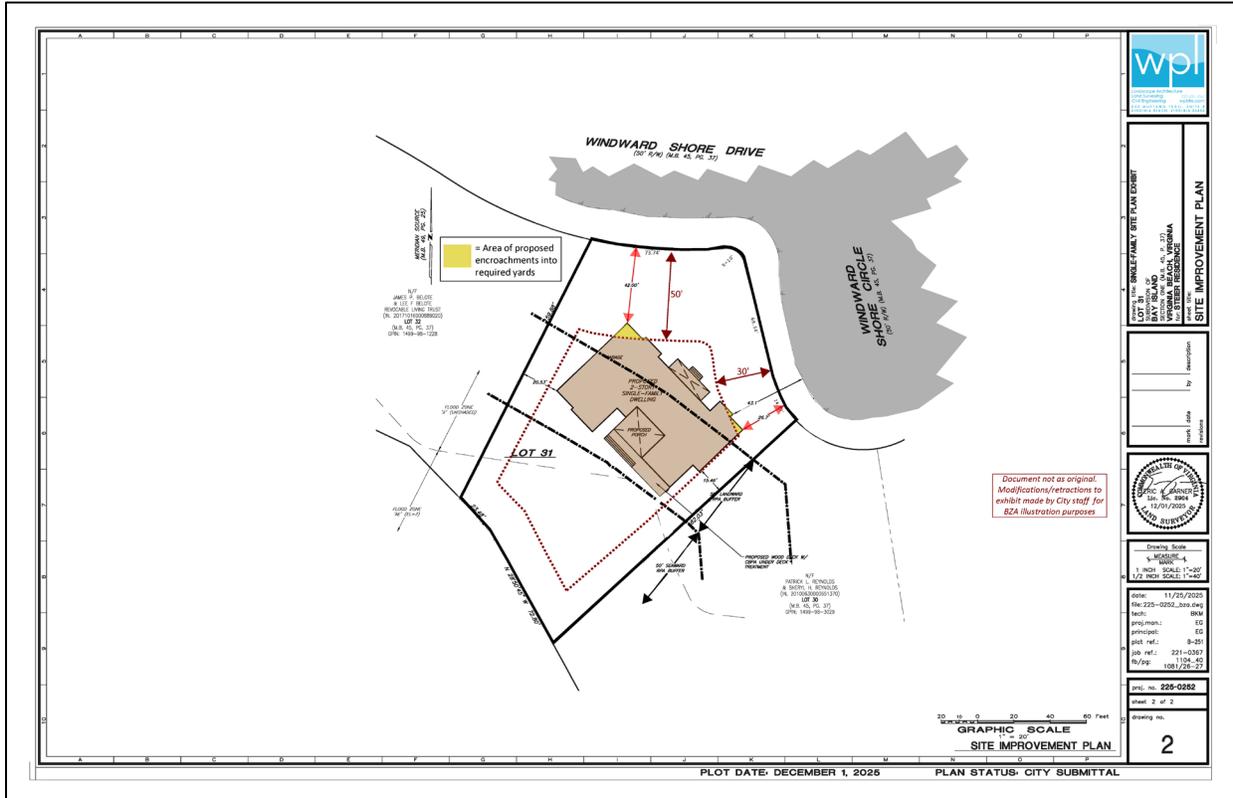
AERIAL (DETAIL):



AERIAL (DETAIL):



SITE PLAN (EXHIBIT A):



PROJECT: WINDWARD PARK SITE PLAN EXHIBIT
 LOT 31
 BAY BEACH, CA 92008
 WINDWARD PARK, INC.
 12345 WINDWARD DRIVE
 WINDWARD PARK, CA 92008
 PHONE: (619) 444-1234
 FAX: (619) 444-5678
 EMAIL: info@windwardpark.com
 WEBSITE: www.windwardpark.com

DATE: 12/01/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

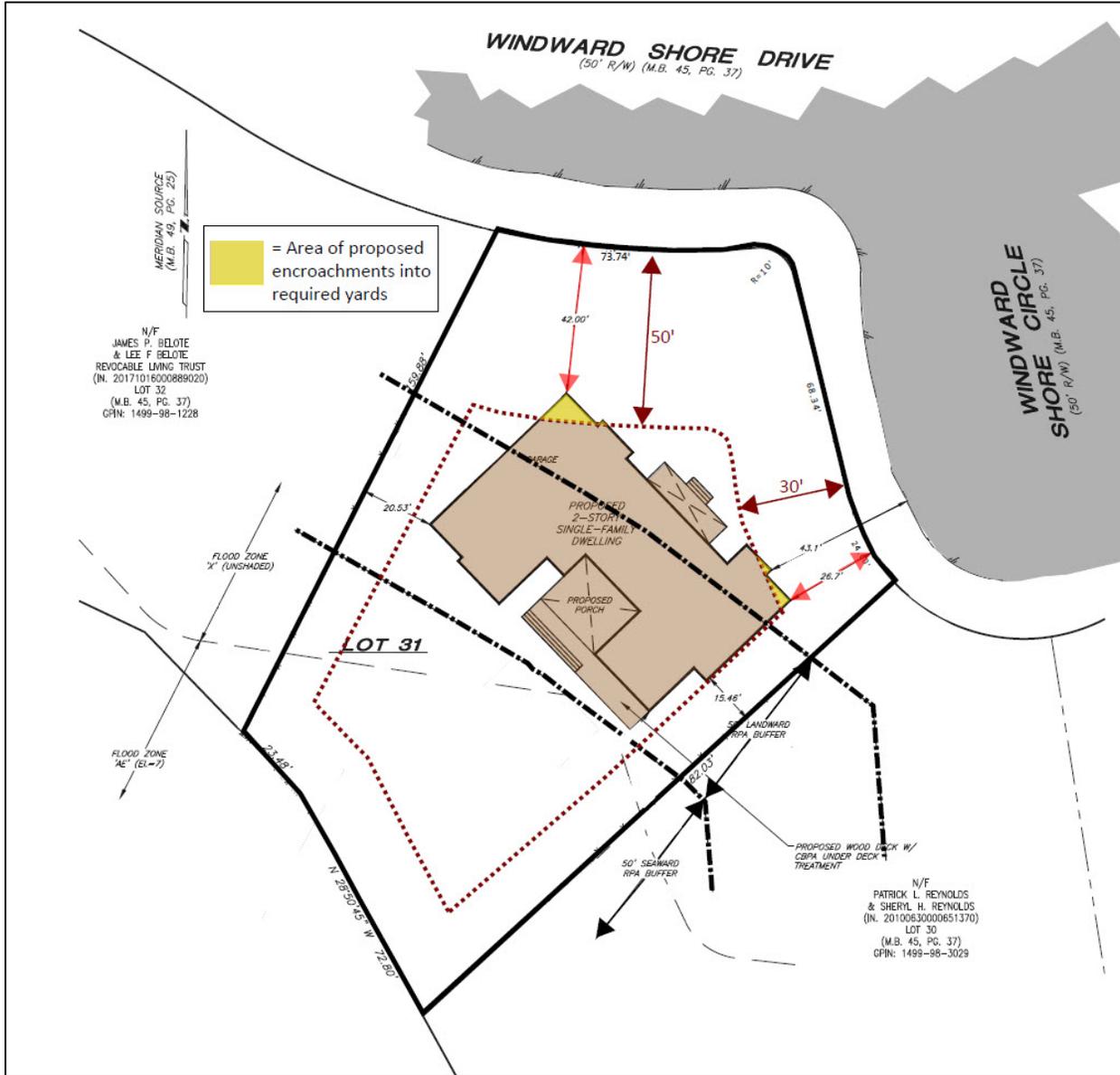


Drawing Scale:
 1" = 20'
 1/2" = 10'
 3/4" = 15'

DATE: 11/25/2025
 FILE: 225-0282_300.dwg
 PLOT: 225-0282_300.dwg
 PROJ: 225-0282_300.dwg
 PRIN: 225-0282_300.dwg
 JOB: 225-0282_300.dwg
 R/P: 225-0282_300.dwg

PROJ. NO. 225-0282
 SHEET 2 OF 2
 DRAWING NO. 2

SITE PLAN DETAIL (EXHIBIT A):



PHOTOGRAPHS:



PHOTOGRAPHS:



PHOTOGRAPHS:



DISCLOSURE STATEMENT:



CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name: Steier Revocable Trust
as listed on application

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: GPC, Inc - Billy Garrington

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Michael Steier & Ashly Steier, Trustees of the Steier Revocable Trust

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <small>(Name entity and/or individual)</small>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	

Disclosure Statement | rev. May-2024
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DISCLOSURE STATEMENT:

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input checked="" type="radio"/>	<input type="radio"/>	Progressive R&D (Ken Kirby) / WPL
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input checked="" type="radio"/>	<input type="radio"/>	WPL
Legal Services	<input type="radio"/>	<input checked="" type="radio"/>	

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Michael Steier & Ashly Steier, Trustees

Applicant Name (Print)



Applicant Signature

11/26/2025

Date

¹ "Parent-subsidary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): 02.10.2026

Wilissa Blair-Miller

Staff Name (Print)

Wilissa Blair-Miller

Staff Signature

02.10.2026

Date



CASE: 2025-BZA-00102 - John L. and Kathleen M. Bilisoly
HEARING DATE: March 4, 2026
TO: Chairman, Board of Zoning Appeals
FROM: Wilissa Blair-Miller, Planner III

ADDRESS ASSOCIATED WITH VARIANCE REQUEST:

116 88th Street

REPRESENTATIVE:

John L. and Kathleen M. Bilisoly (property owners)

VARIANCE REQUEST(S) (ABBREVIATED):

Variances to the required yards for a proposed building addition.

VARIANCE REQUEST(S) (DETAILED):

The following variances are requested pursuant to Article 5, Section 502(b1) of the City Zoning Ordinance:

FRONT YARD (NORTH): A front yard setback variance to 18 feet instead of 20 feet as required for a building addition.

SIDE YARD (EAST): A side yard setback variance to 8 feet instead of 10 feet as required for a building addition.

GEOGRAPHIC PARCEL INFORMATION NUMBERS (GPIN):

2510-51-3555

LOT AREA:

- 8,000 square feet (.18 acres) (per BZA exhibit)

AICUZ:

Less than 65 decibels

REGULATORY WATERSHED AND FLOOD ZONE:

- Atlantic Ocean
- X (area determined to be outside the 500-year flood) and 0.2% (area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods)

VOTING DISTRICT:

District 6

PREVIOUS BOARD OF ZONING APPEALS VARIANCE(S):

None found

EXISTING LAND USE, ORIGINAL BUILD DATE, ZONING DISTRICT, STRATEGIC GROWTH AREA:

- Duplex (built in 1940)

Note: It appears the subject duplex was under single ownership until around 2020/21. At that time, a condominium form of ownership was established for the two units, with each unit sold individually thereafter.

- R-5R(NE) (Residential District) (North End Overlay)
- Not in a Strategic Growth Area

Note: The property is located within the North End Suburban Focus Area (NESFA). The November 20, 2018, adopted revision to the City’s Comprehensive Plan includes a recommendation that all residential and commercial construction projects within the NESFA use attractive and high-quality building materials capable of withstanding severe weather events. As a result, a condition requiring that the project use attractive and high-quality building materials capable of withstanding severe weather events was added for Board consideration.

SURROUNDING LAND USES/ZONING DISTRICTS:

- North: Residential (duplex), R-5R(NE)
- South: Residential (single-family), R-5R(NE)
- East: Residential (duplex), R-5R(NE)
- West: Residential (duplex and single-family), R-5R(NE)

EXISTING CONDITIONS:

- Dwelling: 15 feet from the front property line (north)
- Dwelling: 8 feet from the side property line (east)
- Stoop with steps: 4.5 feet from the side property line (east)
- Dwelling: 18.7 feet from the side corner property line (west - Atlantic Avenue)
- Covered front porch: 15 feet from the side corner property line (west - Atlantic Avenue)
- Dwelling: 20 feet (+/-) from the rear property line (south)

EXTENT OF PROJECT:

Building addition (variance requested)

Proposed 3-foot by 20-foot one story building addition (new roof framing will be part of addition).

BACKGROUND INFORMATION:

According to City records, the existing duplex was constructed in 1940, which is well before the first Princess Anne County/Borough of Virginia Beach zoning and subdivision ordinances were adopted. In addition, the subject lot was also created prior to any regulations pertaining to required parcel sizes and widths (note: as per deed book 490 at page 569, the property was created before 1951).

The subject parcel sits at the intersections of Atlantic Avenue and 88th Street. As a result, the property is considered a corner lot, with the parcel boundary along 88th Street defined as the front property line.

The property does not meet the current minimum required lot area of 10,000 square feet, nor does it meet the current minimum required lot width of 85 feet adjacent to 88th Street. Instead, the lot area is 8,000 square feet and the lot width is 80 feet. Nevertheless, due to the age of the parcel, the lot area and width deficiencies are legally non-conforming.

The applicant would like to construct a 3-foot wide by 20-foot-deep one-story extension to their home. This extension would encroach two feet into the required front and side yards. While such request could be concerning to some, it must be underscored that the addition would not extend any closer to the property lines than the existing building. For clarity, the setback encroachments associated with the existing building are due the age of the structure, which was constructed before mandatory zoning requirements were adopted. As a result, the existing front and side yard setback encroachments are legally nonconforming.

KEY CONSIDERATIONS:

- The granting of the variance would seemingly alleviate a hardship due to the positioning of the legally nonconforming structure (i.e., the location of the duplex).

LETTERS OF SUPPORT AND OPPOSITION (*final count to be determined on hearing date*):

- Letters of Support: 0
- Letters of Opposition: 1

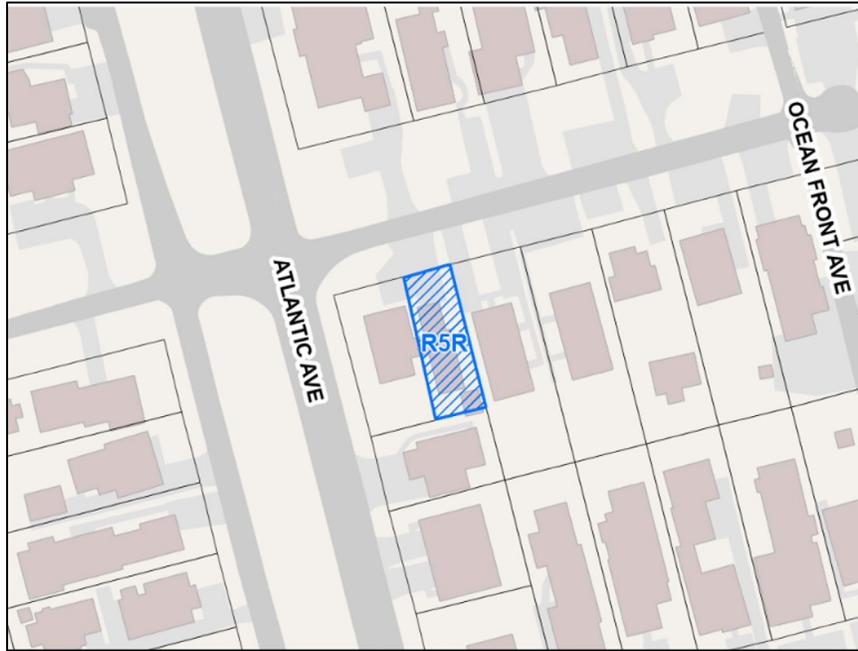
APPLICANT STATED HARDSHIP:

“We sincerely appreciate the opportunity to present our request for a small variance to our home. We are seeking permission to widen our house in the front by two by three feet into the side yard your feedback a total of 60 square feet the zoning ordinance requires a 10 foot setback, and we are respectfully asking approval for an 8 foot setback so that a modest addition can be completed. Our request is guided by the following considerations; Undue hardship: Because of our home built prior to current zoning laws already extends 8 feet from the property line, strict enforcement of today's setback requirement would prevent us from making a reasonable improvement in line with the existing structure. Unique to our property: This situation is unique to our home, as the original construction created a legally nonconforming condition that is not common to neighboring properties. Not self created; The placement of the original house predates our ownership and was established long before the current zoning rules. We are simply working with that with what already exists. Minimum relief requested: we are asking only for the smallest relief necessary, 3 feet, so that the addition aligns with the existing footprint of the home. Respect for our neighbors: We believe this improvement will not create any negative impact on adjoining properties. It will blend with the existing structure, maintain the character of the neighborhood, and enhance the overall appearance of our home. In harmony with the ordinance: Our request is consistent with the spirit of the ordinance, as it seeks only to accommodate a unique circumstance while ensuring the addition remains compatible with our community. We value our neighborhood and pride in our home. This modest change will allow us to improve it in a thoughtful way while continuing to respect the character and integrity of surrounding area.”

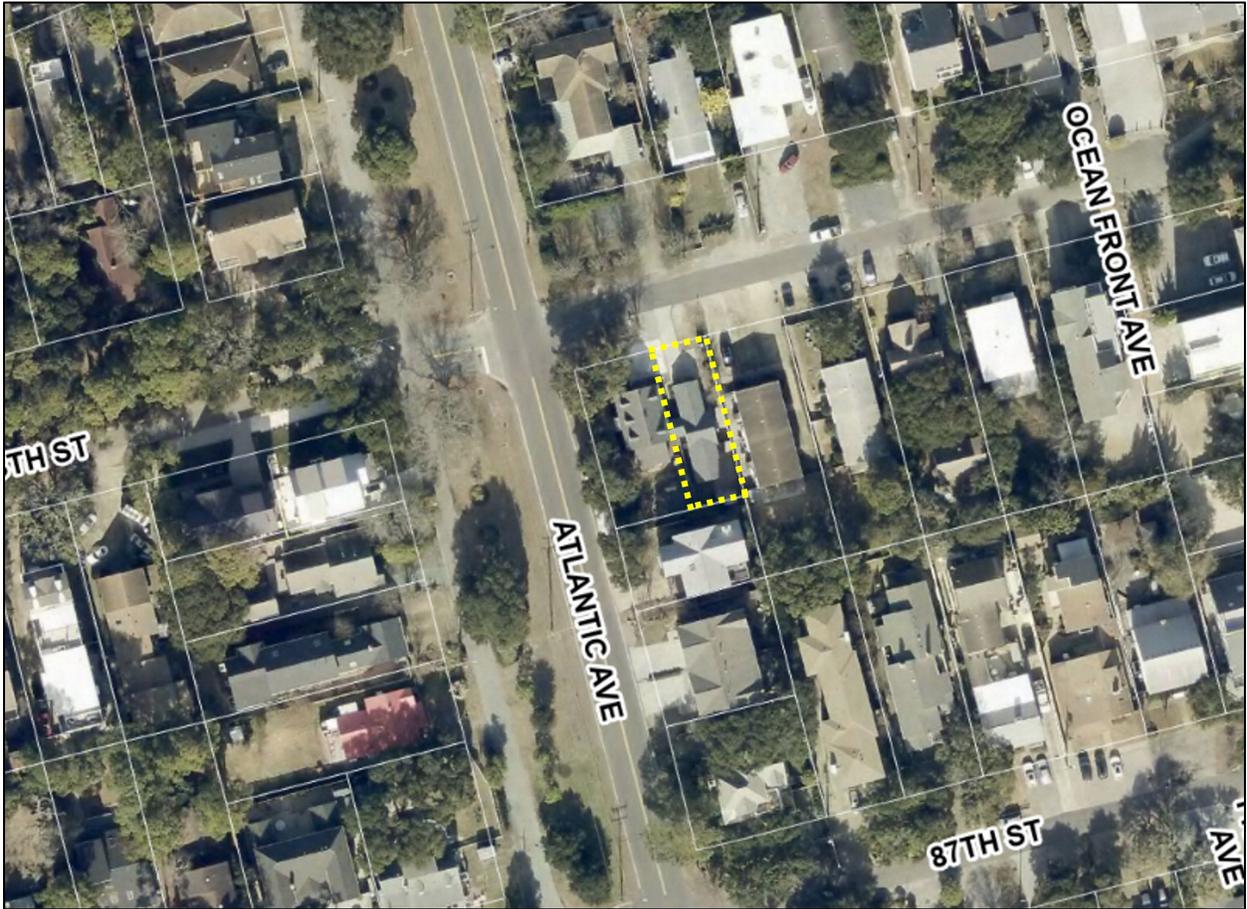
RECOMMENDED CONDITIONS IF APPROVED:

1. The proposed improvements shall be constructed in substantial conformance to the City staff modified and marked exhibit titled, “Physical Survey of the Northern 100’ of Lots 17 & 19, Block 1, Section D, Cape Henry,” dated April 28, 2025/May 5, 2025, and prepared by Fox Land Surveying, PC (shown as *Exhibit A* in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall not prohibit improvements to the subject property that otherwise comply with minimum requirements of the City Zoning Ordinance. The Zoning Administrator has the right to interpret substantial conformance with the Board approved plan, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
2. The proposed improvements shall be constructed in substantial conformance to the submitted untitled and undated renderings shown in the *Renderings* section of this staff report. This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall grant the Zoning Administrator the right to interpret substantial conformance with the Board approved renderings, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
3. In accordance with the North End Suburban Focus Area recommendations, the subject addition shall be constructed using attractive and high-quality building materials capable of withstanding severe weather events. Such materials included, but are not limited to, fiber cement siding, brick veneer, stone veneer, high quality vinyl siding (i.e., Dutch lap, board and batten, shake and shingle, etc.), architectural/dimensional asphalt shingles, slate shingles, cedar shake shingles, or metal roofing. The applicant shall submit a materials list to the Zoning Administrator, or designee, for review and possible approval prior to the submittal of any building permits associated with the proposed improvements. The Zoning Administrator, or designee, shall have the right to interpret the meaning of “attractive and high-quality building materials capable of withstanding severe weather events.”
4. Any existing structures shown on *Exhibit A*, as found in the *Site Plan* section of this staff report, not meeting current minimum requirements of the City Zoning Ordinance and which fail to meet minimum nonconformity/vested rights requirements listed in Section 15.2-2307 of the Code of Virginia, shall not be considered part of this variance request.
5. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, laws, judgements, encroachments or other encumbrances to title affecting the subject property, shown or not, on the exhibit in this staff report (i.e., *Exhibit A*). Approval of this application does not annul, interfere with, or invalidate such matters.
6. All applicable permits associated with the subject improvements shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority.

LOCATION MAPS:



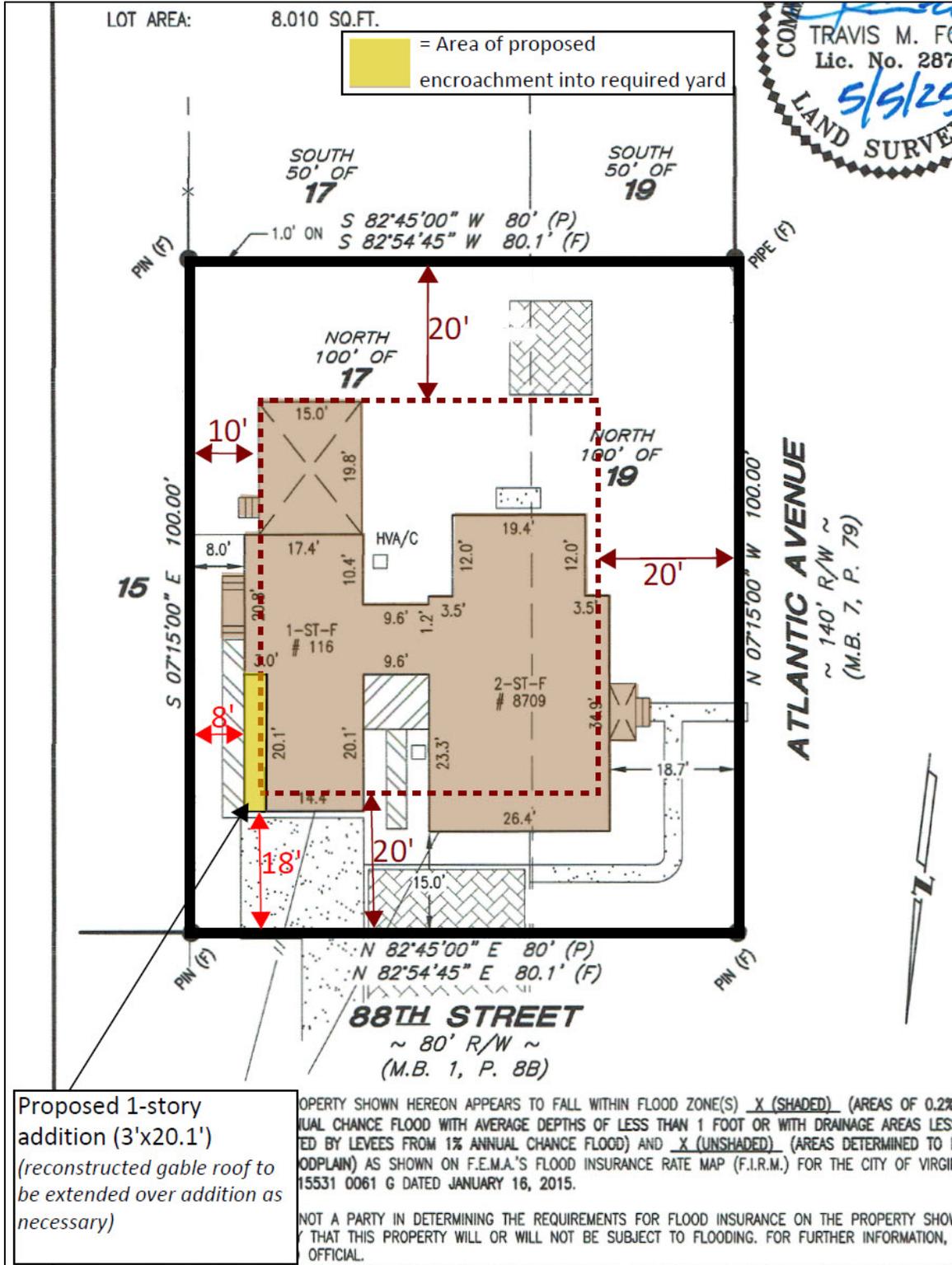
AERIAL:



AERIAL (DETAIL):



SITE PLAN DETAIL (EXHIBIT A):



PHOTOGRAPHS:



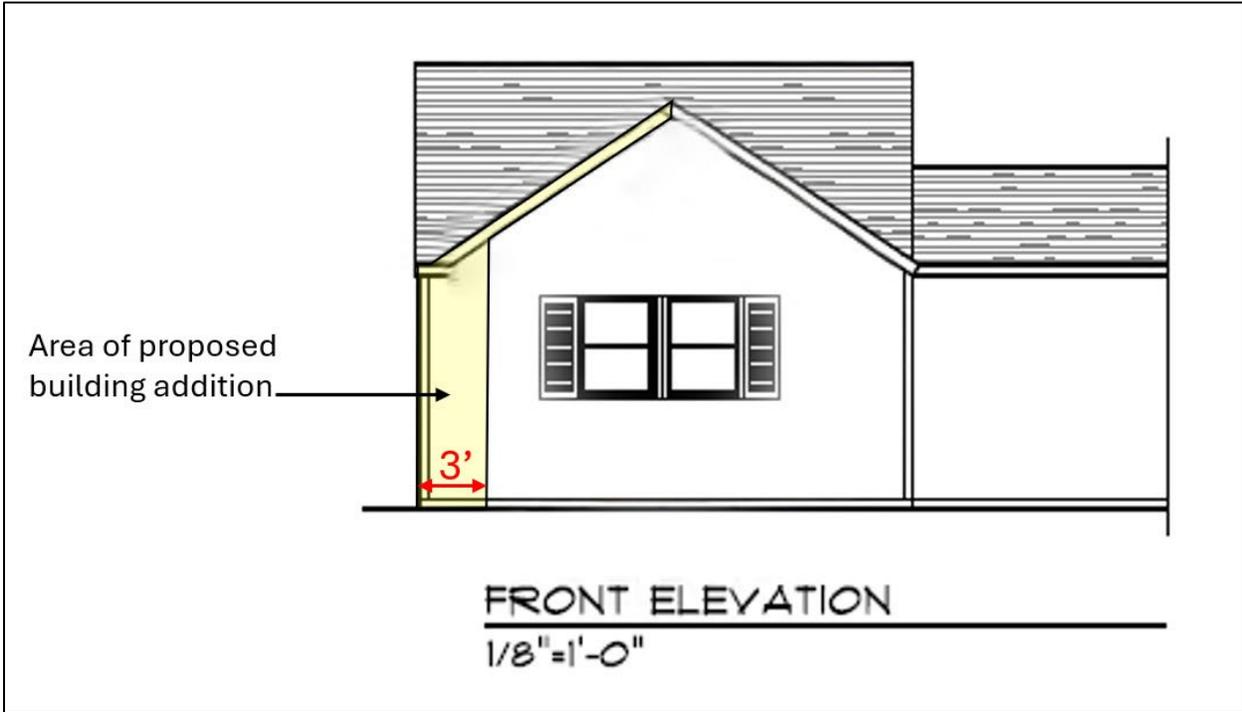
PHOTOGRAPHS:



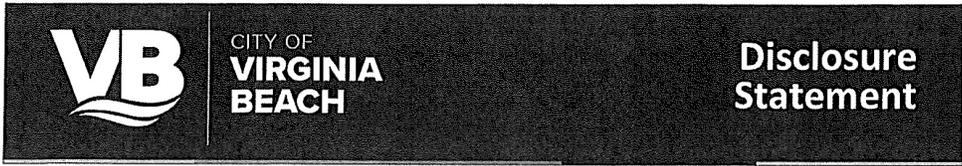
PHOTOGRAPHS:



ELEVATION DRAWINGS AND RENDERINGS:



DISCLOSURE STATEMENT:



The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name: Kathleen M. Bilisoly & John Lindsay Bilisoly
 as listed on application

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: _____

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	

DISCLOSURE STATEMENT:

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="radio"/>	<input checked="" type="radio"/>	
Construction Contractor	<input checked="" type="radio"/>	<input type="radio"/>	Cape Henry Builders
Engineer/Surveyor/Agent	<input type="radio"/>	<input checked="" type="radio"/>	
Legal Services	<input type="radio"/>	<input checked="" type="radio"/>	

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Kathleen M. Bilisoly Kathleen M. Bilisoly January 20, 2026
 Applicant Name (Print) Applicant Signature Date
John Lindsay Bilisoly John Lindsay Bilisoly January 20, 2026
 Applicant Name (Print) Applicant Signature Date

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): 02.10.2026

Wilissa Blair-Miller Wilissa Blair-Miller 02.10.2026
 Staff Name (Print) Staff Signature Date



CASE: 2025-BZA-00104 - C and C Development Company, Inc.
HEARING DATE: March 4, 2026
TO: Chairman, Board of Zoning Appeals
FROM: Wilissa Blair-Miller, Planner III

ADDRESS ASSOCIATED WITH VARIANCE REQUEST:

2237 Powhatan Avenue

REPRESENTATIVE:

R. Edward Bourdon, Jr. Esq., of Sykes, Bourdon, Ahern, & Levy, PC

VARIANCE REQUEST(S) (ABBREVIATED):

Variances to the required yards for a proposed single-family dwelling.

VARIANCE REQUEST(S) (DETAILED):

The following variances are requested pursuant to Article 5, Section 502(a) of the City Zoning Ordinance:

FRONT YARD (EAST): A front yard setback variance to 14 feet instead of 20 feet as required for the construction of a single-family dwelling.

SIDE YARD ADJACENT TO SURRY ROAD STREET (SOUTH): A side corner yard setback variance to 10 feet instead of 18 feet as required for the construction of a single-family dwelling.

SIDE YARD (NORTH): A side yard setback variance to 6 feet instead of 8 feet as required for the construction of a single-family dwelling.

GEOGRAPHIC PARCEL INFORMATION NUMBERS (GPIN):

1489-29-9419

LOT AREA:

- 5,727 (.13 acres) (per BZA exhibit)

AICUZ:

Less than 65 decibels

REGULATORY WATERSHED AND FLOOD ZONE:

- Chesapeake Bay Preservation Area (Resource Management Area)
- AE (1% annual chance flood hazard)

VOTING DISTRICT:

District 9

PREVIOUS BOARD OF ZONING APPEALS VARIANCE(S):

None found

EXISTING LAND USE, ORIGINAL BUILD DATE, ZONING DISTRICT, STRATEGIC GROWTH AREA:

- Single-family to be demolished (built in 1969)
- R-5R (SD) (Residential District) (Shore Drive Overlay)
- Not in a Strategic Growth Area

SURROUNDING LAND USES/ZONING DISTRICTS:

- North: Residential (duplex), R-5R(SD)
- South: Residential (single-family), R-5R(SD)
- East: Residential (vacant corner lot), R-5R(SD)
- West: Residential (duplex), R-5R(SD)

EXISTING CONDITIONS:

- N/A (existing dwelling to be demolished)

EXTENT OF PROJECT:

Proposed single-family dwelling (variance requested)

Proposed home located 14 feet from the front property line (east), 10.8 feet from the side corner property line (south), and 6.6 feet from the side property line (north).

BACKGROUND INFORMATION:

According to City records, the existing lot recorded by plat more than 100 years ago, which is well before the first city/county zoning and subdivision regulations were adopted.

The subject parcel sits at the intersections of Powhatan Avenue and Surry Road. As a result, the property is considered a corner lot, with the parcel boundary along Powhatan Avenue defined as the front property line.

The parcel meets the current minimum required lot area of 5,000 square feet; however, it does not meet the current minimum required lot width of 60 feet adjacent to Powhatan Avenue. Instead, the existing lot width is 43.04 feet, which is 16.96 feet less than current requirements.¹ Nevertheless, due to the age of the parcel, this lot width deficiency is legally non-conforming.

The applicant is requesting a variance to encroach into the required front, side, and side corner yards with a new single-family dwelling.

While the subject property does contain the minimum lot area required for single-family use, it must be underscored that the nonconforming lot width causes certain building design challenges. For example, after subtracting 26 feet of required unobstructed side yards, the 'wide end' of the subject lot contains an allowable building envelope width of only 30 feet or so (for details, see illustration titled, *Building Envelope without Setback Relief* on page 12 of this staff report). Such building width is more akin to some end unit townhomes rather than a single-family dwelling. To support this statement, City staff examined the widths of 10 random end unit townhomes located within the nearby community of Mariner's Landing. This analysis revealed a mean (i.e., average) end unit townhouse width of 26.5 feet.² Moreover, City staff also completed a building width analysis of 10 random neighboring single-family dwellings located within two blocks of the subject site. This analysis revealed a mean width of 39.47 feet, which is 9.47 feet wider than the subject building envelope and 12.97 feet wider than the noted mean townhouse width.³ As a result, one could argue that a new home built within the by-right setbacks on the subject property may be somewhat out of character in the neighborhood.

Another building design challenge associated with the subject property is the odd boundary line configuration. Specifically, the configuration of the lot narrows from west to east and contains an atypically broad curve at the intersection of the side corner and front property lines (i.e., the intersection of Powhatan Avenue and Surry Road). City staff examined the angles of the north and south side property lines to learn the degree of west to east boundary line closure. This examination revealed a roughly 4.4° difference between the northern and southern property line angles, which is arguably substantial given the overall shape of the subject lot and its nonconforming width.⁴

NOTES:

1. The City Zoning Ordinance defines the front of a corner lot as the narrowest boundary fronting on a street. Long standing zoning administration policy dictates that the length of the curve located at the interactions of the front and side corner boundaries are divided in half, with equal lengths added to each property line. For instance, in this case the length of the curve connecting the front property line abutting Powhatan Avenue to the side property line abutting Surry Road is 59.88 feet. When the length of the curve is split evenly (i.e., $59.88 \div 2 = 29.94$ feet) and distributed appropriately, the span of the front property line (east) becomes 43.04 feet (i.e., $13.10' + 29.94'$), and the span of the side property line (south) becomes 101.94 feet (i.e., $72' + 29.94'$). Please see the 'Site Plan (Exhibit A') section of this staff report for an illustration.

2. Staff performed a building width analysis of 10 random end unit townhomes located within the nearby Mariner's Landing subdivision. The data included seven corner lot end units and three interior lot end units. The mean (average) and median widths of the end units were 26.5 feet and 24.85 feet respectively.

3. Staff performed a building width analysis of 10 random single-family homes within two blocks of the subject property. The data included seven corner lots and three interior lots. The mean (average) and median widths of the homes were 39.47 and 37.25 feet respectively.

4. The northern side property line running west to east has an angle of approximately 84.5° , and the southern side property line running west to east has an angle of approximately 88.9° . This equates to an approximate 4.4° difference between the two. Please see the 'Building Setback Envelope without Setback Relief' section of this staff report for an illustration).

KEY CONSIDERATIONS:

- The granting of the variance would arguably alleviate a hardship due to the physical condition of the property.

LETTERS OF SUPPORT AND OPPOSITION (final count to be determined on hearing date):

- Letters of Support: 0
- Letters of Opposition: 0

APPLICANT STATED HARDSHIP:

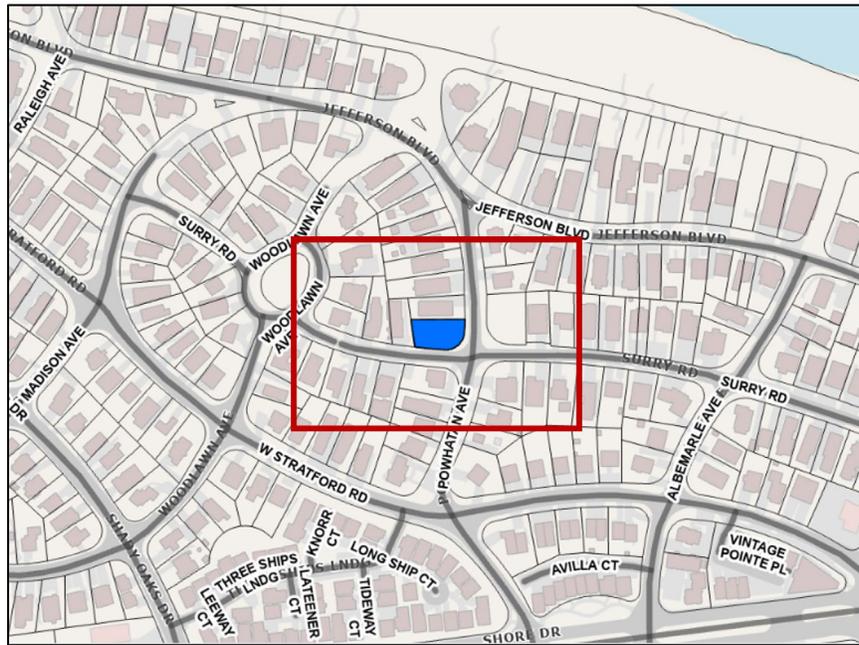
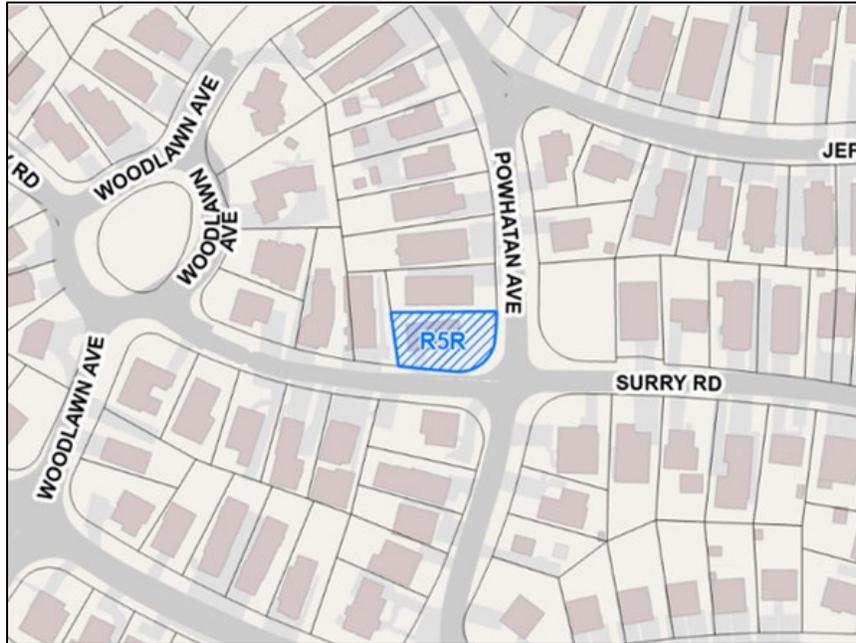
“The lot is non-conforming as to lot width for a somewhat pie-shaped side/corner lot at the corner of Powhatan Avenue and Surry Road in Ocean Park. Due to the fact that the buildable area of the lot between the 20 foot rear yard and 20 foot front yard setback lines shrinks from 56.26 feet at the rear yard setback to 47.5 feet at the 20 foot front yard setback, the wraparound front porch encroaches into the side yard setback by 7.11 feet and if the lot were simply non-conforming as to lot width at 56 feet in width instead of 60 feet and not also pie-shaped the proposed house would meet the 18 foot side corner setback. In that same front corner area of the lot adjacent to Surry Road, where the hardships of the non-conforming lot width and its pie-shape are greatest, the edge of pavement in the Surry Road right of way is at least twice the distance from the shared lot line with Surry Road than the typical 10 foot wide verge, and thus the proposed home will be located 36.8 feet from the edge of pavement in the adjacent Surry Road versus 28 feet, which would be the standard distance.

The granting of these variances for a 2-story single family home will not be of substantial detriment to any adjacent property, nor to the character of this neighborhood which contains a number of non-conforming lots, many developed with duplexes, with setback variances granted by the Board. As demonstrated by the BZA Exhibit and Hardship Description granting of these variances will be in keeping with the spirit and purpose (intent) of the setbacks provided in the Ordinance.”

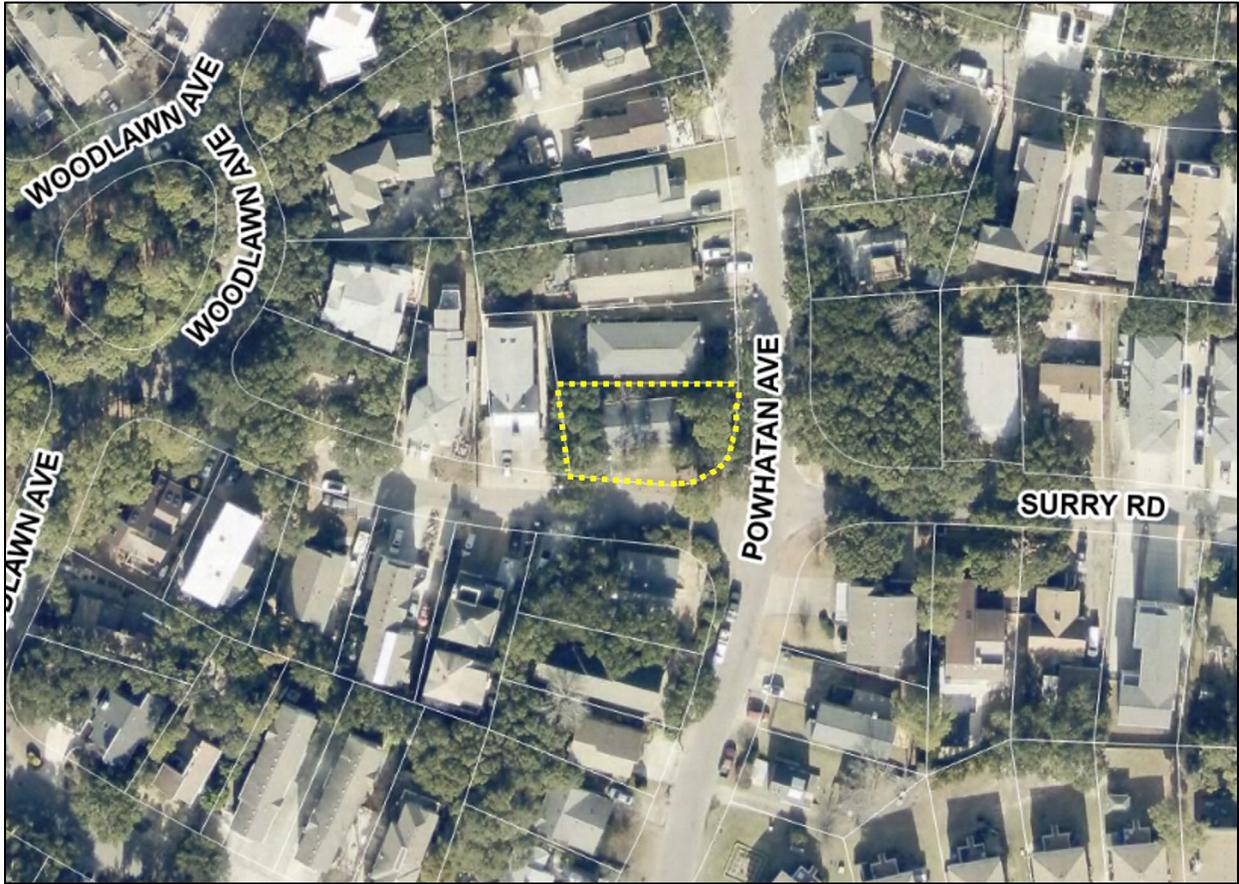
RECOMMENDED CONDITIONS IF APPROVED:

1. The proposed improvements shall be constructed in substantial conformance to the City staff modified and marked exhibit titled, “BZA Exhibit of Lot 14, Block 44, Plat of Ocean Park, Section C,” dated December 19/30, 2025, and prepared by WPL Landscape Architecture, Surveying, and Engineering (shown as *Exhibit A* in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall not prohibit improvements to the subject property that otherwise comply with minimum requirements of the City Zoning Ordinance. The Zoning Administrator has the right to interpret substantial conformance with the Board approved plan, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
2. The proposed improvements shall be constructed in substantial conformance to the untitled and undated renderings found in the *Renderings* section of this staff report. This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, the Zoning Administrator has the right to interpret substantial conformance with the Board approved renderings, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
3. The covered porch located within the front and side corner setbacks shall not be enclosed unless a separate zoning variance is granted by the Board of Zoning Appeals. The Zoning Administrator is authorized to define the word ‘enclosed.’
4. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, laws, judgements, encroachments, or other encumbrances to title affecting the subject property, shown or not, on the approved exhibit in this staff report (i.e., *Exhibit A*). Approval of this application does not annul, interfere with, or invalidate such matters.
5. All applicable permits associated with the subject improvements shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority.

LOCATION MAPS:



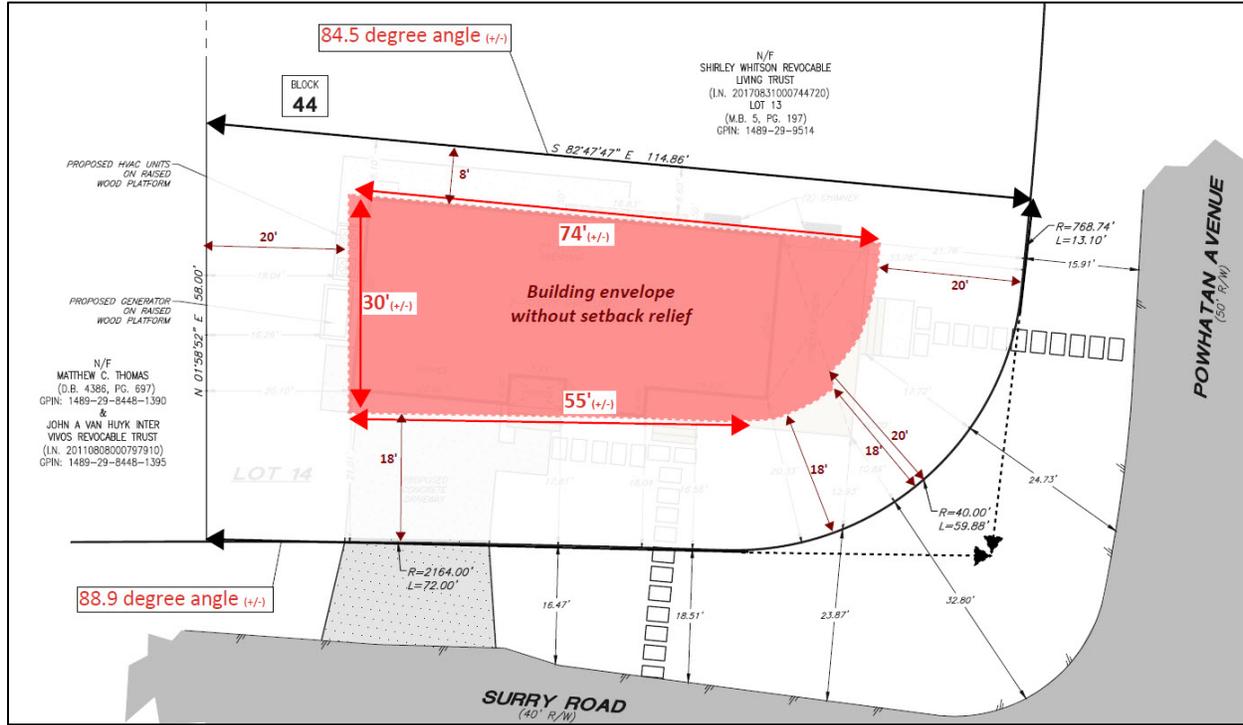
AERIAL:



AERIAL (DETAIL):



BUILDING ENVELOPE WITHOUT SETBACK RELIEF:



PHOTOGRAPHS:



PHOTOGRAPHS:



DISCLOSURE STATEMENT:



CITY OF
**VIRGINIA
BEACH**

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name: C and C Development Company, Inc., a Virginia corporation
as listed on application

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: R. Edward Bourdon, Jr., Esq.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Christopher J. Ettel, President; Jonathan Ettel, Vice President; Michael J. Ettel, Vice President

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: the Applicant

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <small>(Name entity and/or individual)</small>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	

Disclosure Statement | rev. May-2024
page 1 of 3

DISCLOSURE STATEMENT:

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="radio"/>	<input checked="" type="radio"/>	
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input checked="" type="radio"/>	<input type="radio"/>	Eric Garner, WPL
Legal Services	<input checked="" type="radio"/>	<input type="radio"/>	R. Edward Bourdon, Jr., Esq., Sykes, Bourdon, Ahern & Levy, P.C.; Harry R. Purkey, Jr. Esq.

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Christopher J. Ettel, President  12/23/2025
Christopher J Ettel (Dec 23, 2025 13:19:47 EST)
 Applicant Name (Print) Applicant Signature Date

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.
² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): 02.17.2026

Wilissa Blair-Miller  02.17.2026
 Staff Name (Print) Staff Signature Date

DISCLOSURE STATEMENT:

SECTION 2: PROPERTY OWNER DISCLOSURE

PROPERTY OWNER INFORMATION

Property Owner Name: Joshua Wanamaker, Successor Trustee of the Richard F. Parker Living Trust dated January 3, 2018
as listed on application

Is the Owner a corporation, partnership, firm, business, trust, or unincorporated business? Yes No
If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary ¹ or affiliated business entity ² relationship with the applicant. (Attach list if necessary.)

Joshua Wanamaker, Successor Trustee

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: the Applicant

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No
If yes, name the official or employee, and describe the nature of their interest.

PROPERTY OWNER SERVICES DISCLOSURE

READ: *The Owner must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="radio"/>	<input checked="" type="radio"/>	
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input type="radio"/>	<input checked="" type="radio"/>	
Legal Services	<input checked="" type="radio"/>	<input type="radio"/>	Don Lee, Jr. & Associates, P.C.

PROPERTY OWNER CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Joshua Wanamaker, Successor Trustee  1/6/2026
 Property Owner Name (Print) Property Owner Signature Date



CASE: 2025-BZA-00105 - Hang Ten Holdings, LLC.

HEARING DATE: March 4, 2026

TO: Chairman, Board of Zoning Appeals

FROM: Wilissa Blair-Miller, Planner III

ADDRESS ASSOCIATED WITH VARIANCE REQUEST:

8300 Ocean Front Avenue

REPRESENTATIVE:

R. Edward Bourdon, Jr. Esq., of Sykes, Bourdon, Ahern, and Levy, PC

VARIANCE REQUEST(S) (ABBREVIATED):

Variances to the required yards, impervious surface cover, and landscaping requirements for a proposed single-family dwelling and boundary wall.

VARIANCE REQUEST(S) (DETAILED):

The following variances are requested pursuant to Article 2, Section 201(e) and Article 5, Section 502(a) of the City Zoning Ordinance:

FRONT YARD ADJACENT TO ATLANTIC OCEAN (EAST): A front yard setback variance to 29 feet instead of 30 feet as required for the construction of a single-family dwelling.

SIDE YARD ADJACENT TO 83RD STREET (SOUTH): A side corner yard setback variance to 8 feet instead of 18 feet as required for the construction of single-family dwelling.

FRONT YARD ADJACENT TO ATLANTIC OCEAN (EAST): A front yard setback variance to 15 feet instead of 30 feet as required for the construction of a variable height boundary wall (5 to 6 feet tall) along the northern property line.

FRONT YARD ADJACENT TO ATLANTIC OCEAN (EAST): A front yard setback variance to 0 feet instead of 30 feet as required for the retention and construction of a variable height boundary wall (5 to 6 feet tall) along the southern property line.

SIDE YARD ADJACENT TO 83RD STREET (SOUTH): A side corner yard setback variance to 0 feet instead of 10 feet as required for the construction of a variable height boundary wall (5 to 6 feet tall).

CATEGORY I LANDSCAPING ADJACENT TO 83RD STREET (SOUTH): A variance to waive the required category I landscaping between a variable height boundary wall and the City right-of-way line.

IMPERVIOUS COVER: A variance to permit a maximum of 66.7 percent impervious cover instead of 60 percent as allowed.

GEOGRAPHIC PARCEL INFORMATION NUMBERS (GPIN):

2419-69-1916

LOT AREA:

- 7,500 square feet (.17 acres) (per plat and BZA exhibit)

AICUZ:

Less than 65 decibels

REGULATORY WATERSHED AND FLOOD ZONE:

- Atlantic Ocean
- X (area determined to be outside the 500-year flood)

VOTING DISTRICT:

District 6

PREVIOUS BOARD OF ZONING APPEALS VARIANCE(S):

November 05, 1980 (partially granted)

A variance of to a 13.5-foot setback from the east property line for decks shown on the 1980 approved plan. A variance request to the side corner setback (83rd Street) was not granted.

EXISTING LAND USE, ORIGINAL BUILD DATE, ZONING DISTRICT, STRATEGIC GROWTH AREA:

- Single-family (built in 1958) (to be demolished)
- R-5R (NE) (Residential District)
- Not in a Strategic Growth Area

Note: The subject property is located within the North End Suburban Focus Area (NESFA). The November 20, 2018, adopted revision to the City's Comprehensive Plan includes a recommendation that all residential and commercial construction projects within the NESFA use attractive and high-quality building materials capable of withstanding severe weather events. Based on the submitted renderings associated with the proposed subject improvements, it appears the chosen materials are high-quality and capable of withstanding severe weather events. Regarding the attractiveness of the chosen materials, such matter is no doubt subjective. Nevertheless, the exterior vertical wood slats, in combination with the overall sweeping contemporary design of the home, arguably offers a visually striking break from traditional architecture.

SURROUNDING LAND USES/ZONING DISTRICTS:

- North: Residential (two single-family), R-5R(NE)
- South: Residential (one single-family), R-5R(NE)
- East: Unimproved City Street and Atlantic Ocean
- West: Residential (one single-family), R-5R(NE)

EXISTING CONDITIONS:

- N/A – Dwelling to be demolished

EXTENT OF PROJECT:**Single-family dwelling and boundary wall (variance requested)**

Proposed single-family dwelling located within the required side yard adjacent to 83rd Street (south) and within the required front yard adjacent to unimproved Atlantic Ave/the Atlantic Ocean (east). A variable height boundary wall is also proposed along the northern and southern property lines, which would encroach into the required front and side corner yards. Some portions of existing boundary walls will remain; however, no walls will exceed a height of 6 feet.

BACKGROUND INFORMATION:

According to City records, the existing lot was created by plat more than 100 years ago, which was well before the first City/County Zoning and Subdivision Ordinances were adopted.

The subject parcel sits at the intersection of unimproved Atlantic Avenue and 83rd Street. As a result, the property is considered a corner lot, with the parcel boundary along unimproved Atlantic Avenue defined as the front property line.

The applicant is requesting a variance to encroach into the required front and side corner yards with a single-family dwelling and multiple boundary walls.

It must be noted that the City Zoning Ordinance mandates a setback distance in the R-5R zoning district of 30 feet for any yard adjacent to the public beach of the Atlantic Ocean. This mandate further clarifies the word 'beach' to include any unimproved public right-of-way within the area of sandy beach. As a result, the required front yard (east) associated with the subject property is 30 feet instead of 20 feet, with 20 feet typically required for front yards within the R-5R district not abutting the public beach of the Atlantic Ocean.

The subject parcel meets current minimum lot area requirements for single-family homes in the R-5R district; however, it does not meet the current minimum required lot width of 60 feet adjacent to unimproved Atlantic Avenue. Instead, the existing width is 50 feet, which is 10 feet less than the current standard. Nevertheless, this lot width deficiency is legally non-conforming due to the age of the parcel.

In addition to the requested variances for a new single-family dwelling located within the required front and side corner yards, the applicant is also proposing to retain and construct multiple sections of variable height boundary wall located on the north and south property lines (note: the walls vary between 5 and 6 feet tall). Details pertaining to these requests are as follows:

- Northern Wall (**existing**):

Roughly 5 feet of the existing northern wall presently encroaches into the required 30-foot front yard adjacent to the Atlantic Ocean (east). In other words, the existing wall is approximately 25 feet from the front property line instead of 30 feet as presently required.

On August 27, 1991, the required front yard adjacent to the Atlantic Ocean increased from 20 feet to 30 feet.

It is believed that the subject northern wall has been at its present location since before the 1991 setback increase. As a result, the existing 5-foot encroachment into the required front yard is legally nonconforming.

- Northern Wall (**proposed**):

The applicant would like to extend the existing nonconforming wall along the northern property line by approximately 10 feet. This would place the boundary wall 15 feet from the front property line adjacent to the Atlantic Ocean instead of 30 feet as required.

- Southern Wall (**existing**):

There is an existing boundary wall running east/west located 0 feet from the side property line abutting 83rd Street and roughly 0 feet from the front property line adjacent to the Atlantic Ocean.

The City Zoning Ordinance has required fences and walls over 4 feet tall to meet minimum required yards on corner lots since 1954, which is four years before the subject lot was originally developed. No previous zoning variances were found associated with the existing boundary wall, and no City taxes have been assessed on the structure. As a result, the existing wall does not appear to enjoy nonconforming status in accordance with Section 15.2-2307 of the Code of Virginia.

- Southern wall (**proposed**):

The applicant would like to replace portions of the existing boundary wall along the southern property line. These replacement sections would tie into the existing wall and be located 0 feet from the front property line adjacent to the Atlantic Ocean and 0 feet from the side property line adjacent to 83rd Street.

- Category I Landscaping:

The City Zoning Ordinance requires Category I landscape planting between all walls/fences and right-of-way lines when such structures are 10 feet or less from those lines.

Because the boundary wall is positioned on the southern property line, the noted landscape requirements cannot be met. Consequently, the applicant is requesting a variance to waive such mandate. Nevertheless, the applicant is willing to improve the City right-of-way with landscaping if permitted by the Public Works Department and/or City Council. The proposed landscaping would be an accompaniment to the existing vegetation presently found within the 83rd Street right-of-way.

Last, the applicant would like a variance to 66.7% impervious cover instead of 60% as allowed. It should be noted that the property currently contains 68% impervious cover. Thus, the redevelopment would reduce the percentage by 1.3%. Moreover, the subject parcel contains a paved ingress/egress easement for use by the property owners to the north. This easement contains 500 square feet of impervious cover, or 10% of the proposed 66.7% impervious cover. This equates to a request of 56.7% impervious cover outside the ingress/egress easement.

KEY CONSIDERATIONS:

- The subject property width is legally nonconforming by 10 feet.
- The subject property abuts an unimproved City right-of-way.

LETTERS OF SUPPORT AND OPPOSITION *(final count to be determined on hearing date):*

- Letters of Support: 0
- Letters of Opposition: 2

APPLICANT STATED HARDSHIP:

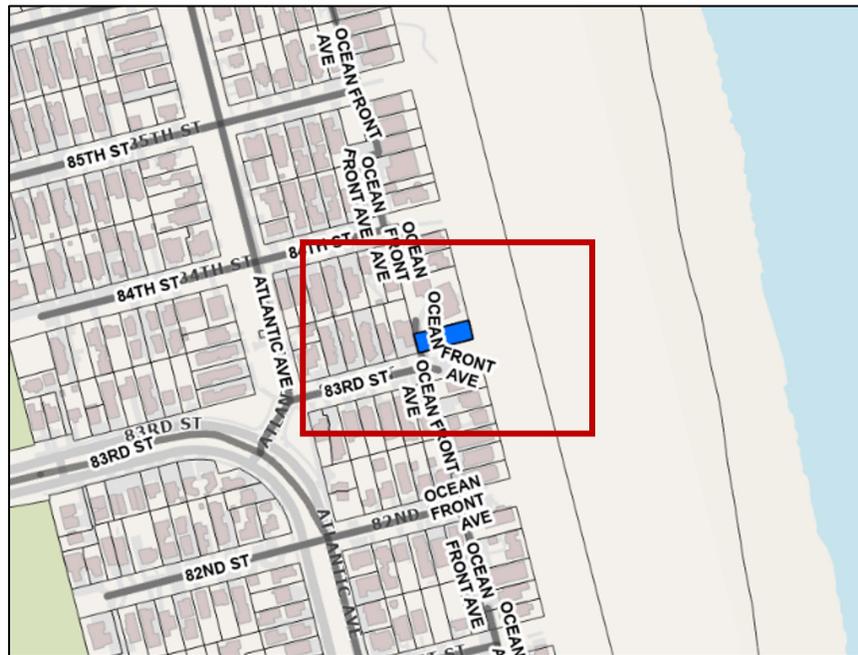
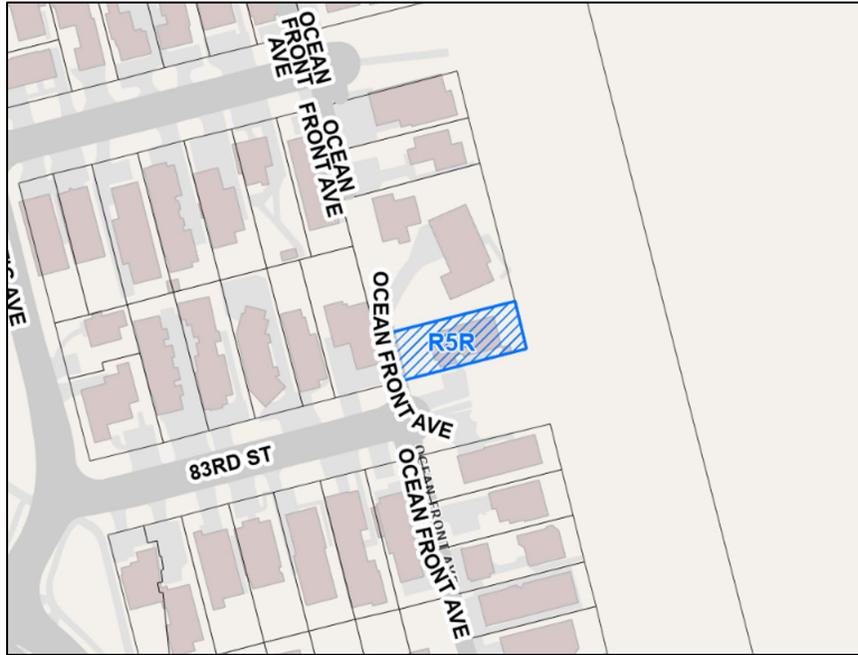
"The 50-foot-wide corner lot is non-conforming as to lot width for a single-family use in the R-5R Zoning District which establishes side setbacks of 8 feet and 18 feet based upon a standard 60-foot lot width for a corner lot. Additionally, the greater setback of 18 feet on a side corner adjacent to a street in the R-5R District is established for a 50-foot-wide residential street right of ways with 30-foot-wide curb to curb street sections. The extra setback is for safety as well as aesthetic reasons. Here, none of the foundational assumptions which gave rise to the greater required setback of 18 feet are present. 83rd Street is platted at 80 feet in width and it will not be improved as a 30-foot-wide paved street for motor vehicles to traverse. Consequently, the requested variance, to simply honor the same 8-foot side yard setback that would apply if this single-family home were constructed next to another dwelling on a 50-foot-wide lot is absolutely reasonable and consistent with the statutory findings given the clear and recognized hardship.

The exact same hardship is applicable to the height, setback and Category I Landscaping variances for the existing and replacement portion of the block wall on the boundary adjacent to 83rd Street. The lot as platted fronts upon an unnamed 150 foot wide right of way on its east side which has not ever been improved and will not likely ever be improved at all. The same is true with respect to this easternmost 150 feet of 83rd Street. Consequently, the foundational assumptions which gave rise to the requirements legislated in Section 201(e)(1) of our CZO limiting fence height in the side corner yard adjacent to a street to 4 feet with a 5 foot setback for a solid fence and Category I Landscaping within that setback are not present, nor can they be reasonably contemplated to ever be present. This is again a clear and recognized hardship which warrants relief and the factual basis for finding all of the statutory prerequisites to granting this variance are present. The fact that the applicants are willing and desirous of improving with native vegetation, the existing landscaping and vegetation (trees and plants) in the extensive area of unimproved 83rd Street right of way adjoining their property is, if approved by City Council a bonus."

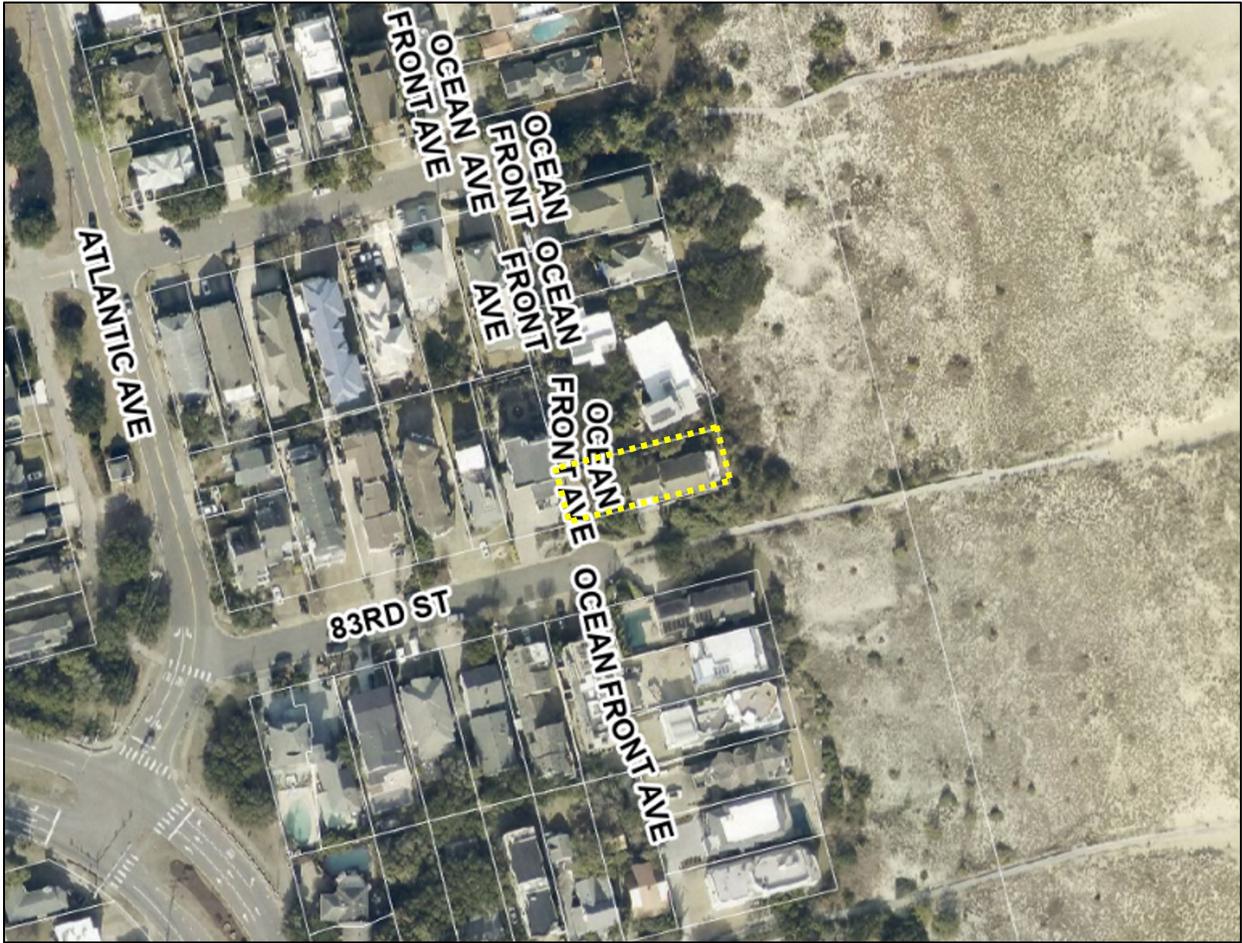
RECOMMENDED CONDITIONS IF APPROVED:

1. The proposed improvements shall be constructed in substantial conformance to the City staff modified and marked exhibit titled, "Single Family BZA Exhibit," dated December 23/30, 2025, and prepared by WPL Landscape Architecture, Surveying, and Engineering (shown as *Exhibit A* in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall not prohibit improvements to the subject property that otherwise comply with minimum requirements of the City Zoning Ordinance. The Zoning Administrator has the right to interpret substantial conformance with the Board approved plan, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
2. The proposed improvements shall be constructed in substantial conformance to the submitted undated renderings titled, "Ocean Front, 8300 Ocean Front Avenue," sheets 7-9, and prepared by HEDS Architects (shown as *Renderings* in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall grant the Zoning Administrator the right to interpret substantial conformance with the Board approved renderings, which may include considerations based on details found in the associated staff report and compliance with the *Public Works Design Standards Manual*.
3. The property owner, or agent, shall collaborate in good faith with the City Department of Public Works to add landscaping within the 83rd Street right-of-way, as shown in the *Landscape Plan for the City Right-of-Way* section of this staff report. The applicant shall obtain proof of approval or denial from the Public Works Department and provide such documentation to the Zoning Administrator within six months of this Board action. The Zoning Administrator shall be authorized to define 'in good faith,' as the term is used in this condition. Variations from the landscape plan found in this staff report shall be permitted if such substitute plant species are approved by the appropriate Public Works Department landscape professional or the Planning Department landscape architect.
4. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, laws, judgements, encroachments or other encumbrances to title affecting the subject property, shown or not, on the approved exhibit in this staff report (i.e., *Exhibit A*). Approval of this application does not annul, interfere with, or invalidate such matters.
5. All applicable permits associated with the subject improvements shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority.

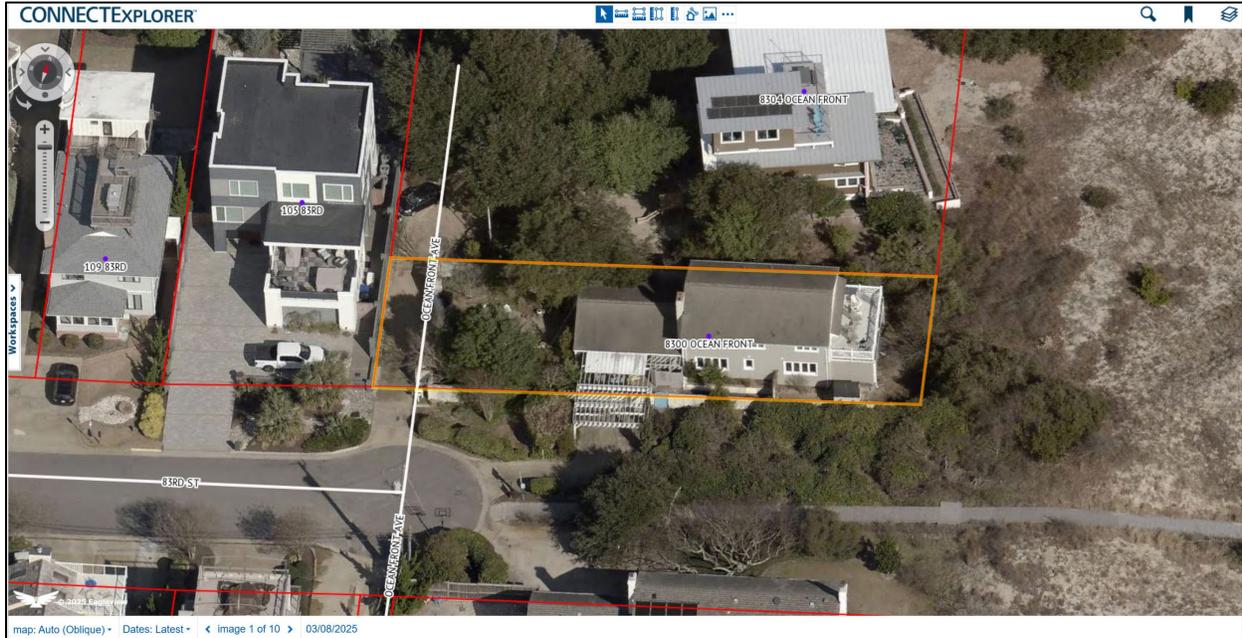
LOCATION MAPS:



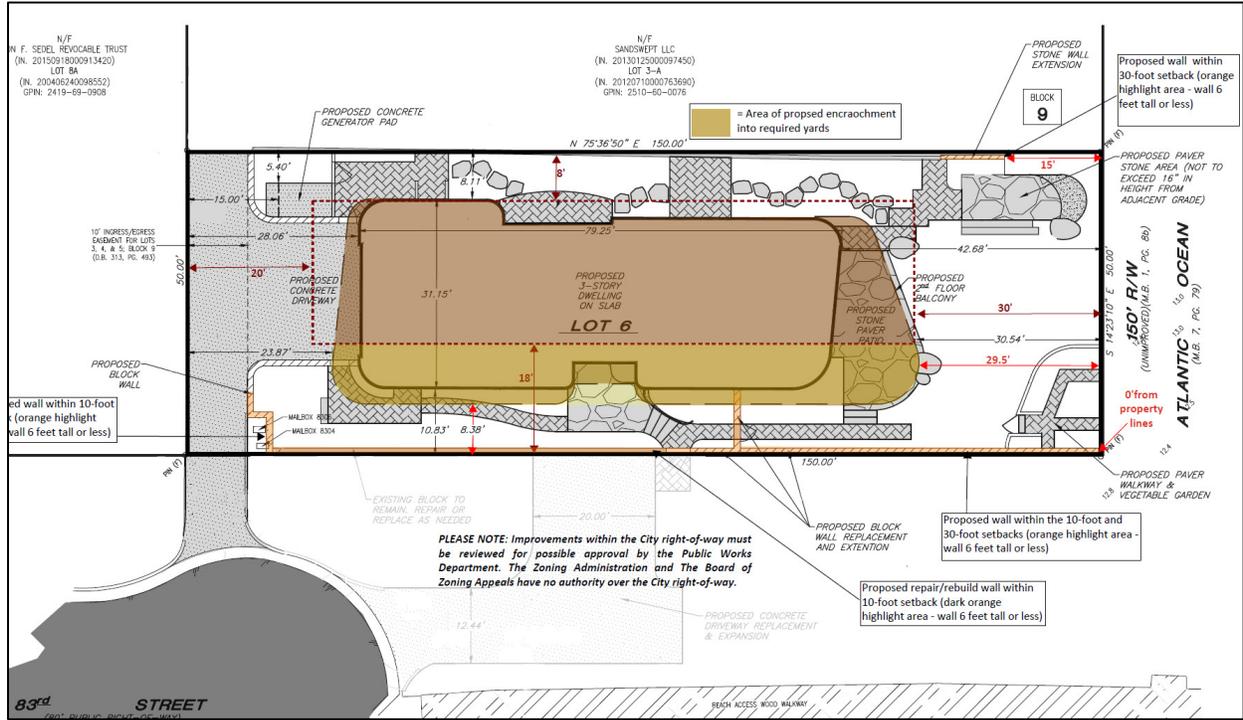
AERIAL:



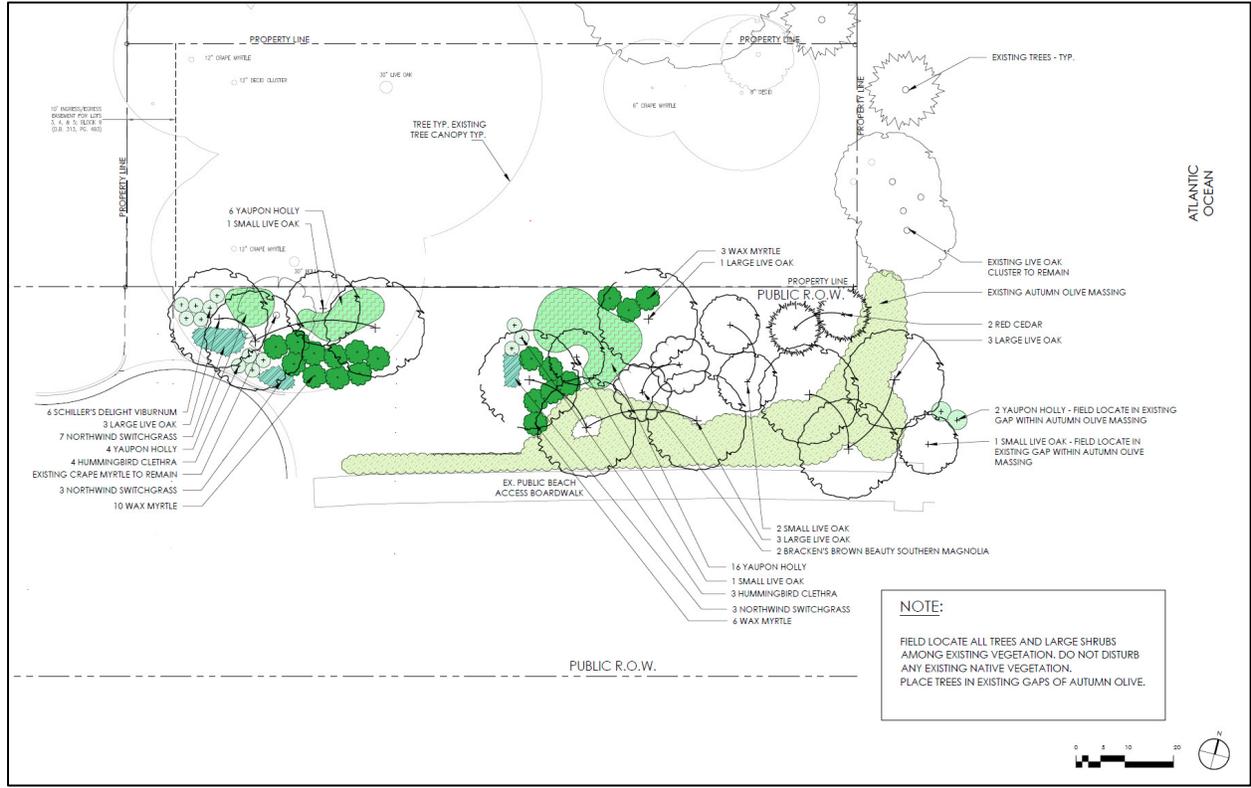
AERIAL (DETAIL):



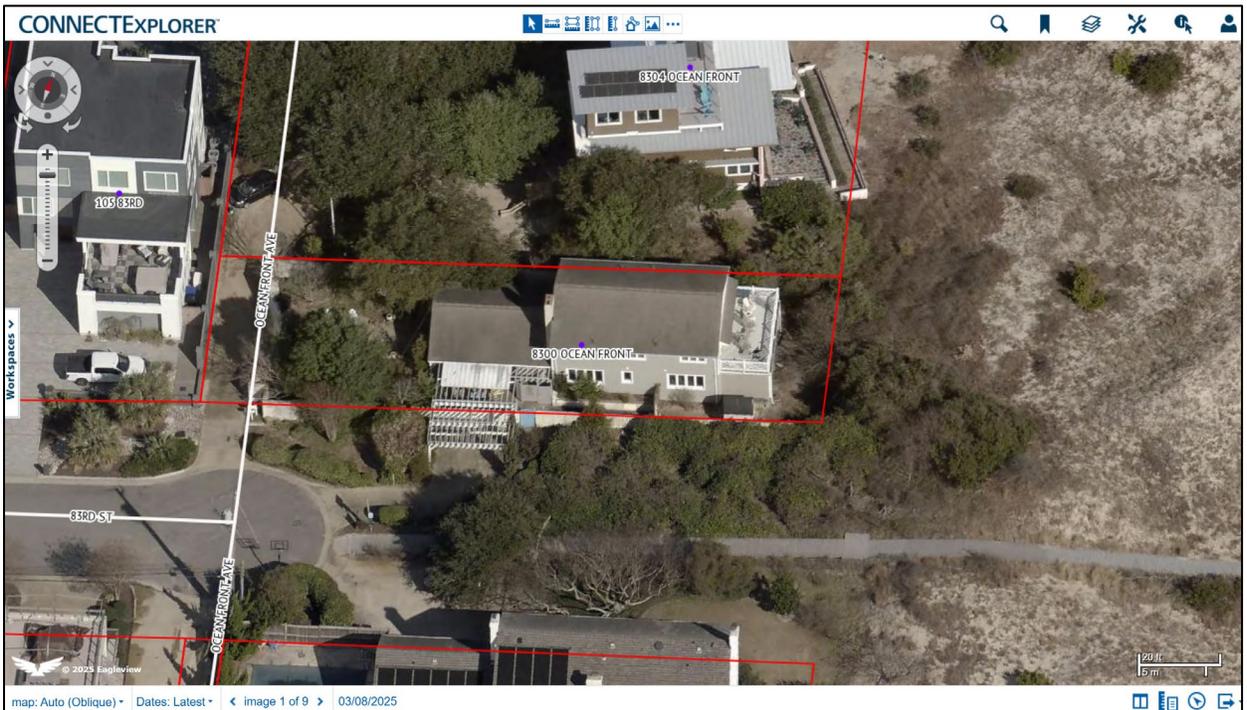
SITE PLAN DETAIL (EXHIBIT A):



LANDSCAPE PLAN FOR THE CITY RIGHT-OF-WAY (APPROVAL REQUEST TO BE SUBMITTED TO PUBLIC WORKS):



PHOTOGRAPHS:



DISCLOSURE STATEMENT:

CITY OF
**VIRGINIA
BEACH**

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name: Hang Ten Holdings, LLC
as listed on application

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: R. Edward Bourdon, Jr., Esq.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Sole Member: The Mark B. Dreyfus 2019 Irrevocable Trust, Samuel R. Dreyfus, Manager

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <small>(Name entity and/or individual)</small>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	

Disclosure Statement | rev. May-2024
page 1 of 3

DISCLOSURE STATEMENT:

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input checked="" type="radio"/>	<input type="radio"/>	Allison Ewing, HEDS Architects; Richard K. Williams, Kennon Williams Landscape Studio
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input checked="" type="radio"/>	<input type="radio"/>	Eric Garner, WPL
Legal Services	<input checked="" type="radio"/>	<input type="radio"/>	R. Edward Bourdon, Jr., Esq., Sykes, Bourdon, Ahern & Levy, P.C.

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

 Sam Dreyfus, Manager
 Applicant Name (Print)


 Applicant Signature

 12/23/25
 Date

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): 02.11.2025

 Wilissa Blair-Miller
 Staff Name (Print)


 Staff Signature

 02.11.2026
 Date

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CASE: 2025-BZA-00097 - Andy Caravas
HEARING DATE: March 4, 2026
TO: Chairman, Board of Zoning Appeals
FROM: Hannah Sabo, Zoning Administrator

ADDRESS ASSOCIATED WITH APPEAL:

812 Atlantic Avenue

REPRESENTATIVE:

Andy Caravas, appellant

GEOGRAPHIC PARCEL INFORMATION NUMBER (GPIN):

2427-24-5199

ZONING DISTRICT:

OR (STR)(Mixed Use District) (Short-Term Rental Overlay)

REGULATORY WATERSHED AND FLOOD ZONE:

- Atlantic Ocean
- X (area determined to be outside the 500-year flood)

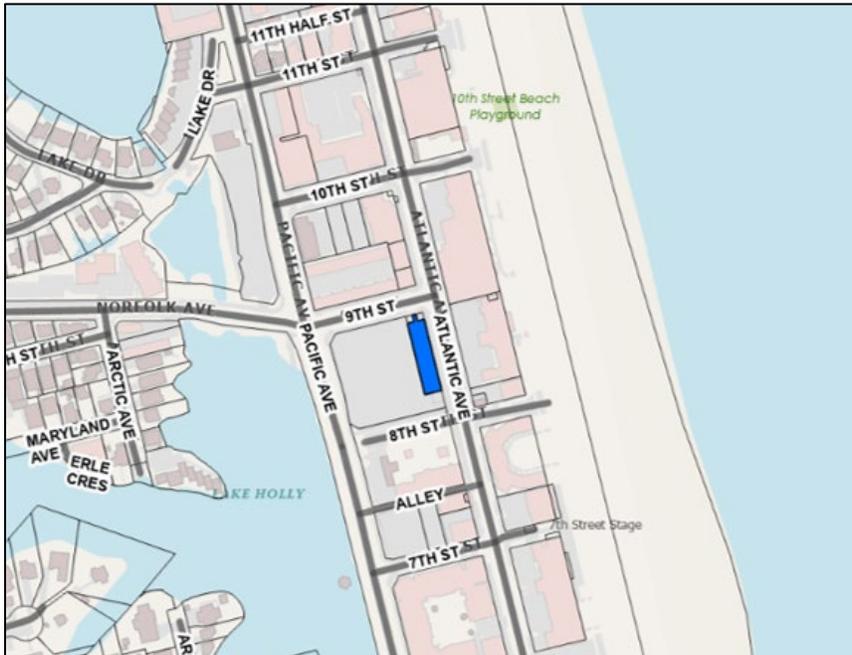
NATURE OF APPEAL (GENERAL DESCRIPTION):

Appeal a zoning administrator, or designee, notice of violation dated November 5, 2025, regarding excess window signage, excess wall signage, string lights in windows, and changeable copy signage.

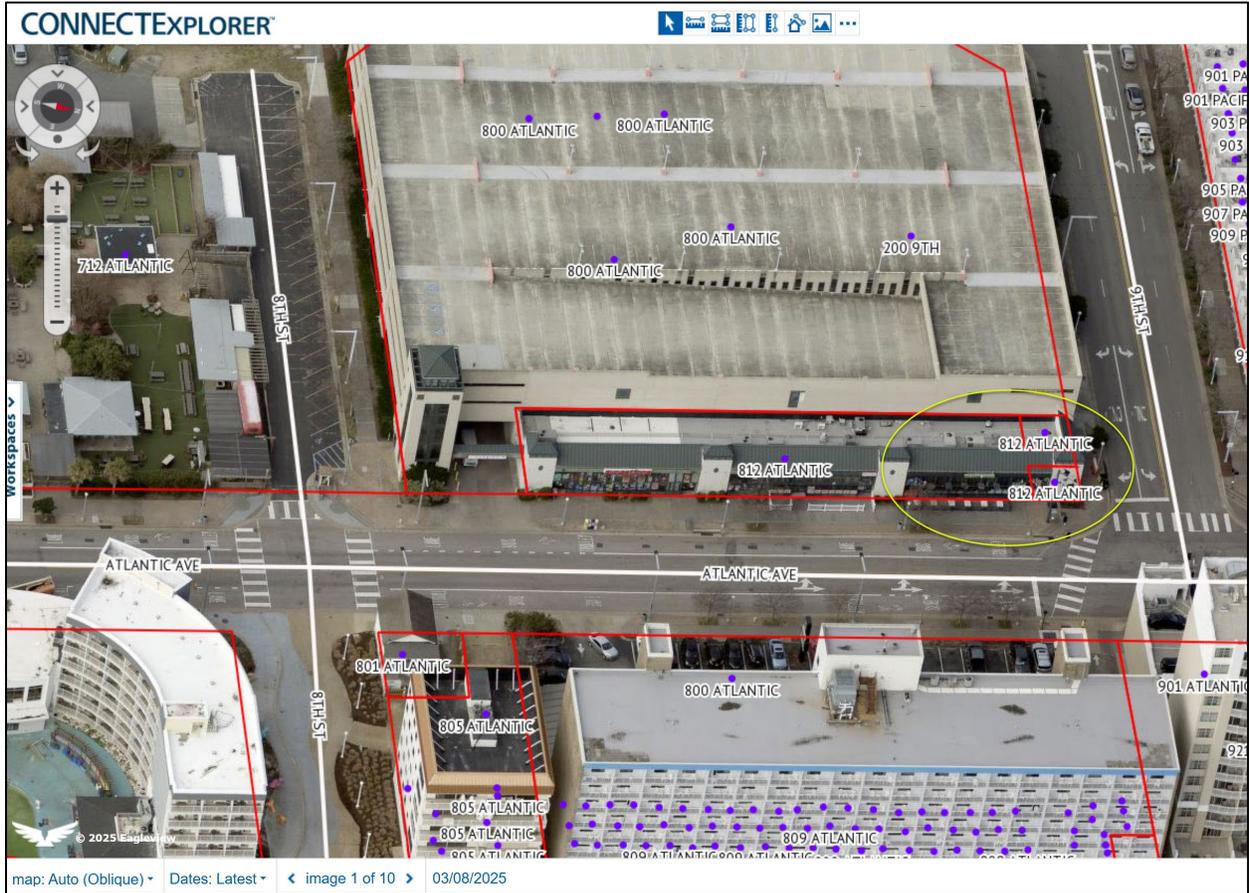
WRITTEN STATEMENTS FROM APPELLANT (IF ANY):

“Violation of form based code 8.3.11, 8.3.11, 8.3.12, 8.4.1; feel that the code is being selectively enforced, will be a financial hardship to rectify and will also grant business that are not being cited an unfair competitive [sic] advantage.”

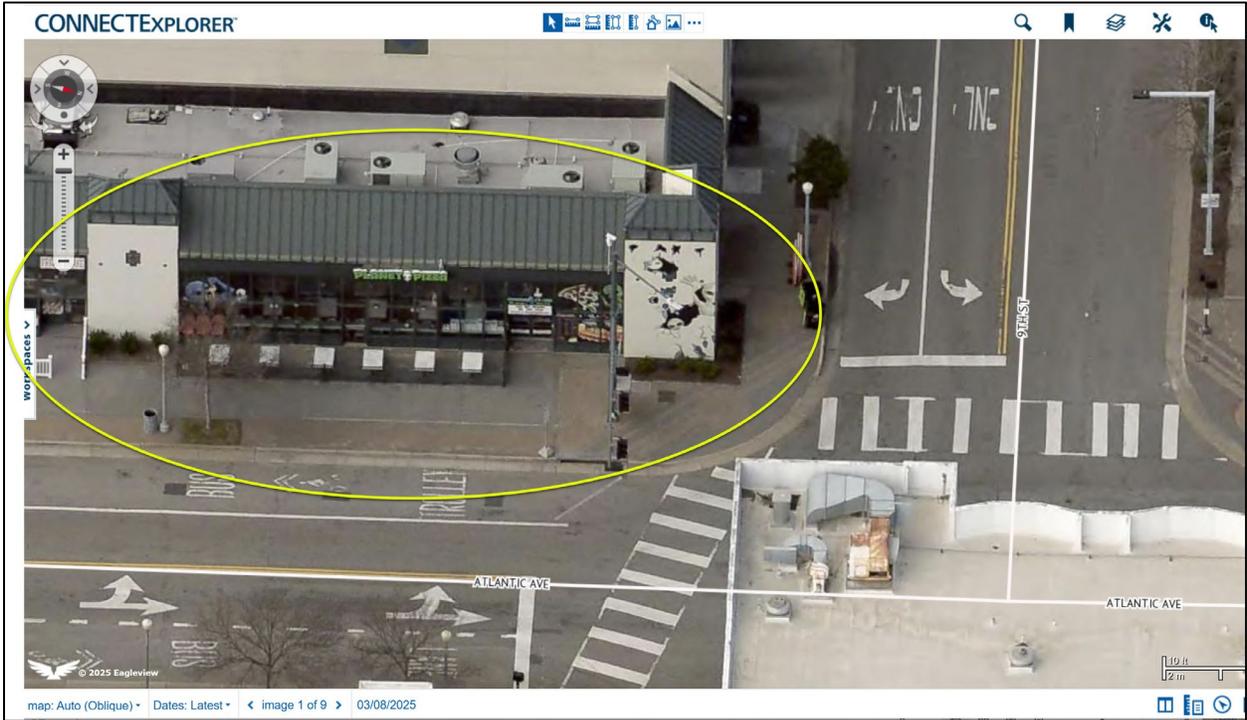
LOCATION MAPS:



AERIAL:



AERIAL:



CITY EXHIBIT(S):



11/5/2025

Burlage Shops, LLC
In Care of Registered Agent Robert C Goodman, Jr
2101 Parks Avenue Suite 700
Virginia Beach, VA 23451

Re: Notice of Violation – Planet Pizza

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees	Burlage Shops, LLC
\$ In Care of Registered Agent Robert C Goodman, Jr	
Sent To	2101 Parks Avenue Suite 700
Street and Apt. No., or P.O. Box	Virginia Beach, VA 23451
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

To Whom It May Concern:

City records indicate that you own the property located at 812 Atlantic Avenue in the City of Virginia Beach. This property is within the city limits of Virginia Beach and is therefore governed by the Virginia Beach Zoning Ordinance. This property is within the OR; Oceanfront Resort zoning district. The Oceanfront Resort District Form-Based Code is located at Appendix A of the Virginia Beach Municipal Code and is available online at virginiabeach.gov

An inspection was conducted October 16, 2025 at Planet Pizza 812 Atlantic Avenue #190. Inspectors observed several violations of the form based code: Excess window signage, excess wall signage, strings of lights within the windows, and changeable copy sign that does not meet form based code requirements

Your property has been found to be in violation of Appendix A - Zoning Ordinance, Appendix 1- Form Based Code, 8.3.11 Wall Signs 8.3.12 Window Signs 8.4.1 Changeable Copy

Please reduce wall signage to one wall sign (the mural depicting aliens is considered a sign in addition the wall mounted "Planet Pizza", reduce window signage to the allowable 16 square feet, remove strands of lights from the windows, and remove the changeable copy sign within 30 days following receipt of this letter. Failure to comply with the zoning ordinance may result in legal action being taken. Any person who violates any of the provisions of this ordinance shall, upon conviction thereof, be guilty of a misdemeanor punishable by a fine of not more than one thousand dollars (\$1,000.00). If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance, within a time period established by the court. Failure to remove or abate a violation within the specified time period shall constitute a separate misdemeanor offense

Desk -757-385-7757
amcfadden@vbgov.com

CITY EXHIBIT(S):

punishable by a fine of not more than one thousand dollars (\$1,000.00); and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of not more than one thousand five hundred dollars (\$1,500.00); and any such failure during any succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of not more than two thousand dollars (\$2,000.00).

In accordance with Section 15.2-2311 of the Code of Virginia, you have the right to appeal this decision/Notice of Violation to the Board of Zoning Appeals within 30 days. The appeal application and additional information regarding the filing of an appeal may be obtained at the Zoning Division located at 2403 Courthouse Dr, Municipal Center Building 3, Virginia Beach, VA 23456, from the City's Web Site at <https://planning.virginiabeach.gov>, or by calling the Zoning Division at (757) 385-8074. The application, along with a filing fee in the amount of **\$400.00** for residential uses (includes costs of notification and advertising) and **\$500.00** for commercial uses (includes costs of notification and advertising), payable to the Treasurer, City of Virginia Beach, must be filed with the Zoning Division. If you do not appeal, this decision/Notice of Violation shall be final and unappealable.

Respectfully,

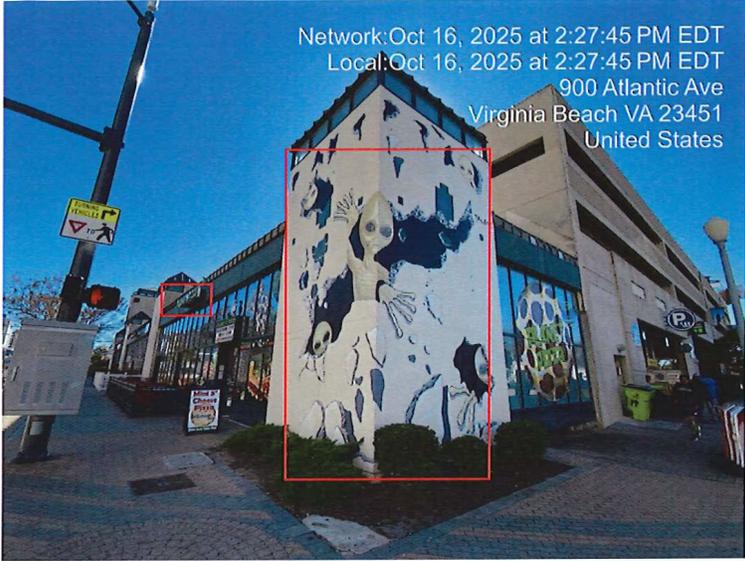


Alexandra McFadden
Zoning Inspector II

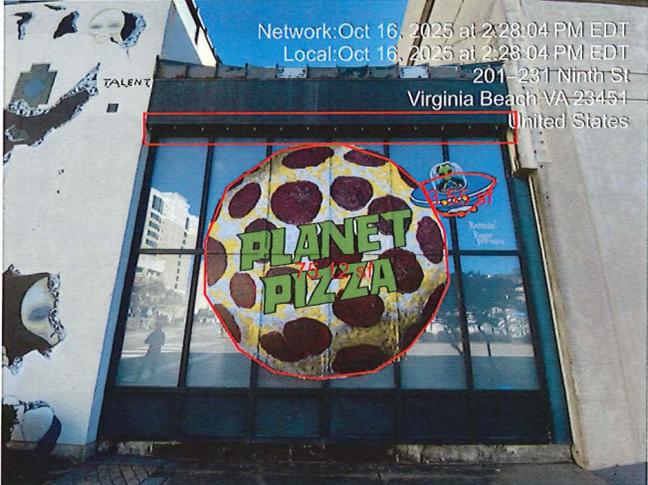
2304 Courthouse Drive, Building 3, Virginia Beach, Virginia 23456

CITY EXHIBIT(S):

Two wall signs-Mural is signage



Strings of lights not permitted.

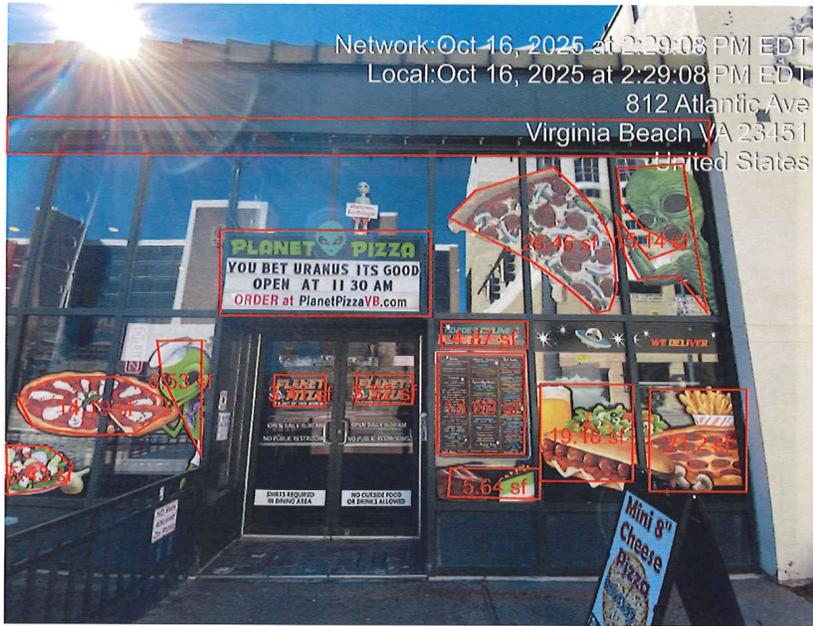


Awning signage in lieu of wall sign: NA

Square footage of window signage allowed: 16
--

VB CITY OF VIRGINIA BEACH
Planning & Community Development

CITY EXHIBIT(S):



CITY EXHIBIT(S):

ADDITIONAL EXHIBITS MAY BE PRESENTED BY CITY STAFF AT THE PUBLIC HEARING

PHOTOGRAPHS:



PHOTOGRAPHS:



PHOTOGRAPHS:



DISCLOSURE STATEMENT:



CITY OF
**VIRGINIA
BEACH**

**Disclosure
Statement**

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:

as listed on application Andy Caravas

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: _____

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	

DISCLOSURE STATEMENT:

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input type="radio"/>	<input checked="" type="radio"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="radio"/>	<input checked="" type="radio"/>	
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input type="radio"/>	<input checked="" type="radio"/>	
Legal Services	<input type="radio"/>	<input checked="" type="radio"/>	

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Andy Caravas

Applicant Name (Print)

[Signature]

Applicant Signature

12/2/2025

Date

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): 02.10.2026

Wilissa Blair-Miller

Staff Name (Print)

Wilissa Blair-Miller

Staff Signature

02.10.2026

Date

DISCLOSURE STATEMENT:

SECTION 2: PROPERTY OWNER DISCLOSURE

PROPERTY OWNER INFORMATION

Property Owner Name: Burlage Shops, LLC
 as listed on application

Is the Owner a corporation, partnership, firm, business, trust, or unincorporated business? Yes No
 If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

LLC Burlage Jr

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No
 If yes, name the official or employee, and describe the nature of their interest.

PROPERTY OWNER SERVICES DISCLOSURE

READ: The Owner must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER (Name entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accounting/Tax Return Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Engineer/Surveyor/Agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Legal Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PROPERTY OWNER CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Lic Burlage Jr [Signature] 12/3/25
 Property Owner Name (Print) Property Owner Signature Date

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